

Tarn
&Tarn

**Dynamic studio space
in the heart of the east
end's fashion district
and within easy reach
of the City.**

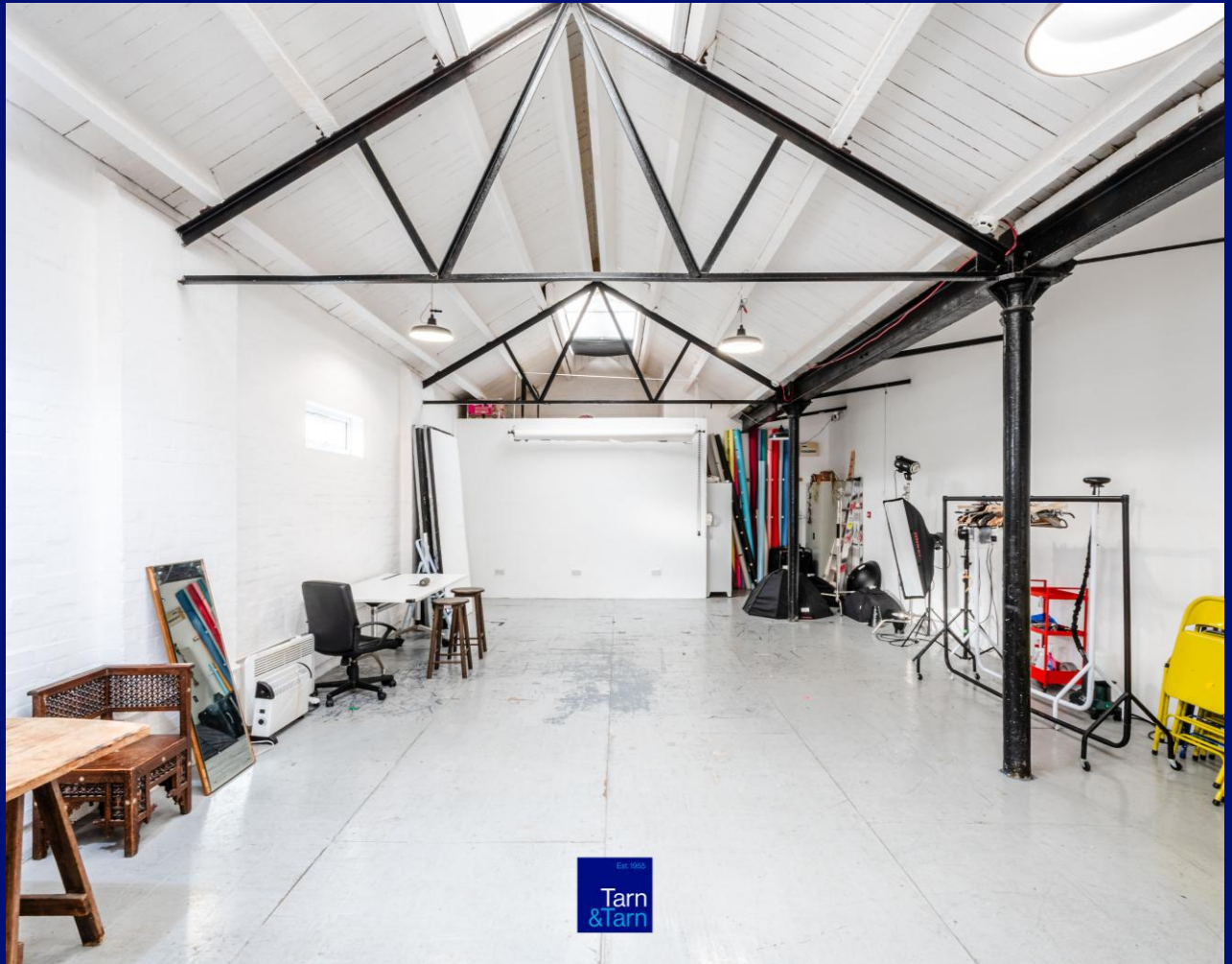


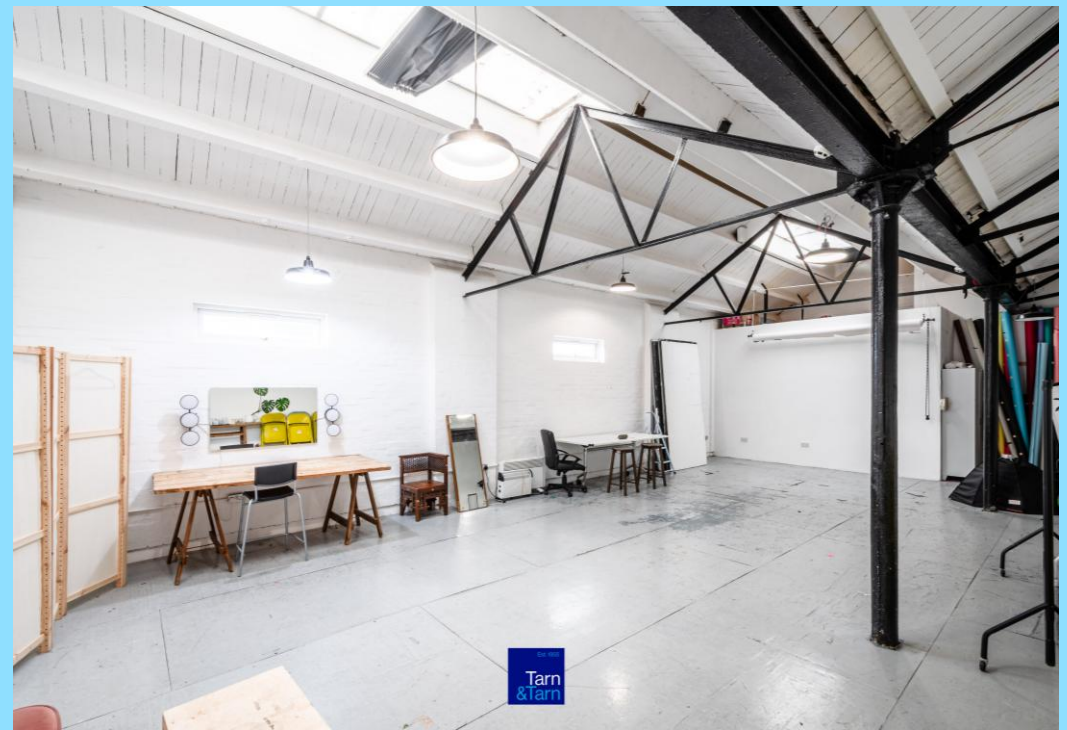
DESCRIPTION

This first-floor unit is ideal for small photography or film production companies. The high ceilings provide excellent natural light, while the elevated position offers both privacy and security from street level. An entry phone system allows tenants to discreetly verify visitors before granting access. Within the building, shared communal amenities foster a friendly, collaborative atmosphere among the occupants of 80A Ashfield Street.

SUMMARY

- Natural Light
- Open plan
- High ceilings
- Communal amenities (WC and Kitchenette)
- New key point
- Entry phone system





LOCATION

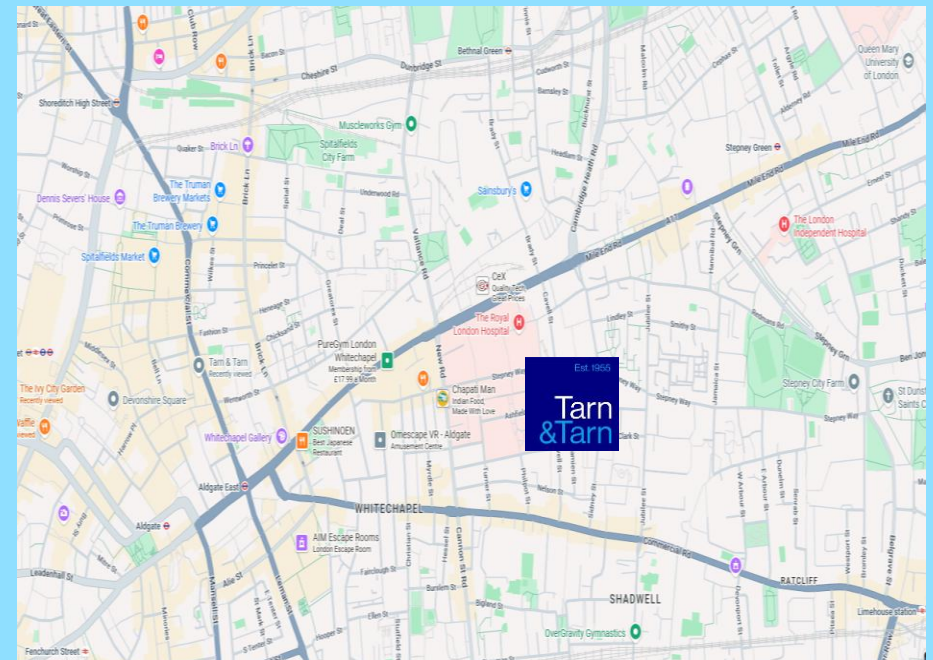
THE AREA

Located on the East side of Ashfield Street, between its junction with Cavell Street and Ford Square, this unit is in the heart of the east end's fashion district and within easy reach of the City. The property forms part of the parade of shops. Ashfield Street is well-served by public transport, with Whitechapel station nearby and Aldgate East station within walking distance. The area is also well served by numerous bus routes along Commercial Road and Whitechapel Road.



TRANSPORT

-  Aldgate East (15-minute walk) – **District Line** and **Hammersmith & City Line**
-  Bethnal Green (16-minute walk) – **Overground Line**
-  Aldgate (15-minute walk) – **Circle Line** and **Metropolitan Line**



ACCOMMODATION

UNITS/FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR	AVAILABILITY
Unit 12	737	£18,000	EXEMPT	EXEMPT	£18,000	AVAILABLE
TOTAL	737					

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

TBA

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.