

DESCRIPTION

The available accommodation comprises self-contained ground floor units within a mixed-use building. The premises provide a fully open-plan layout with no internal pillars, offering excellent flexibility for fit-out and configuration. Each unit benefits from an impressive ceiling height of approximately 4.2 metres, creating a bright and spacious environment, together with direct self-contained off-street access for convenient and independent entry. The spaces are suitable for fashion retail, gallery use, photography studios, fitness operators, creative businesses or wholesale occupiers..

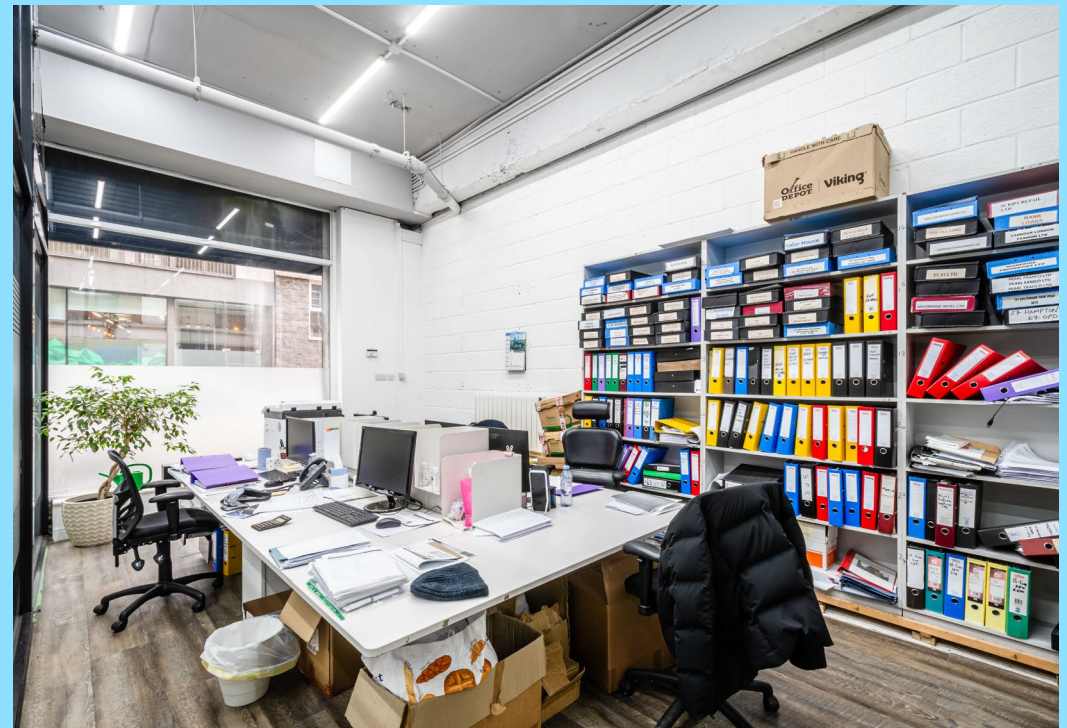
SUMMARY

- Self Contained
- 4m Ceiling Height
- Open Plan
- Security Shutters
- W/C Facility





UNIT 3



LOCATION

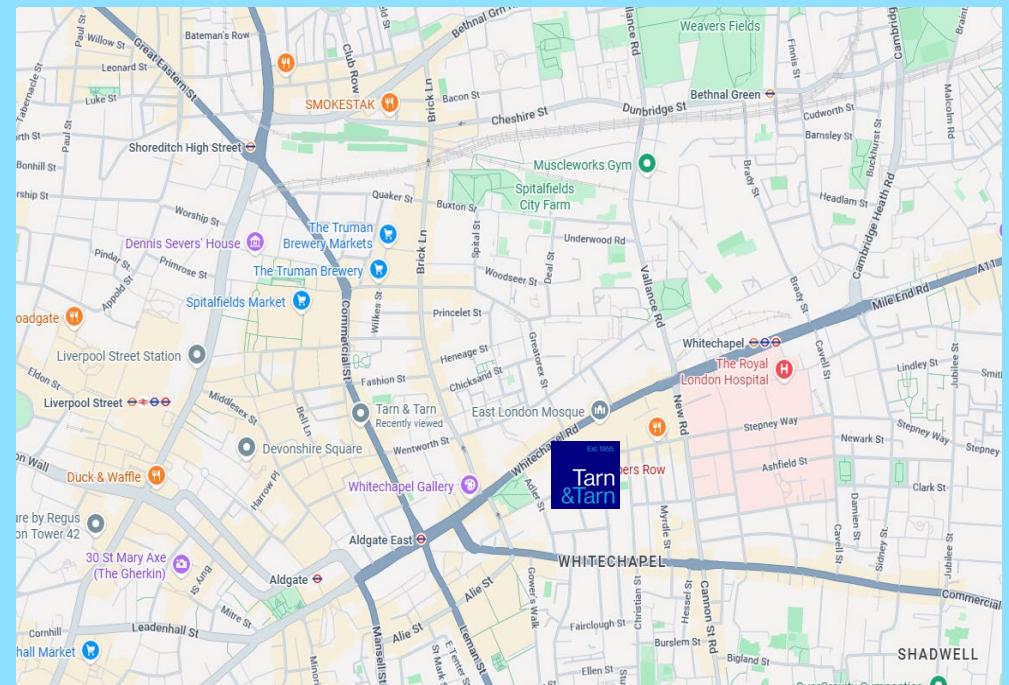
THE AREA

Located on Plumbers' row, it offers immediate access to Whitechapel station, providing underground, overground and Elizabeth line services for fast connections across London. The City and Shoreditch are both within easy reach, while nearby the royal London hospital anchors a strong professional community. Surrounded by independent cafés, street markets and creative businesses, this property combines authentic east end character with outstanding connectivity, creating an ideal base for forward thinking companies seeking growth and visibility.



TRANSPORT

-  Aldgate East (5-minute walk) - **Hammersmith and city line** and **District line**
-  Aldgate (5-minute walk) – **Metropolitan line** and **circle line**
-  Liverpool Street (15-minute walk) – **Overground**, **Metropolitan line**, **Elizabeth Line**, **Central Line**



ACCOMMODATION

UNITS/FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR	AVAILABILITY
Unit 3	1,033	£31,000	£TBC	£TBC	£31,000	AVAILABLE
TOTAL	1,033	Approx £31,000				

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

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.