

Tarn
&Tarn

**STUDIO OFFICE
SPACE
650 FT²**



DESCRIPTION

Located in the heart of Brick Lane within the Taylor's Yard complex, this ground floor office offers an open-plan workspace. The unit benefits from good ceiling height, a private yard, and self-contained amenities including WC facilities and a kitchenette — providing a functional and creative environment in a prime East London location.

SUMMARY

- Wooden Flooring
- Good Ceiling Height
- Good Natural Light
- Entry Phone System
- Gated Development
- Self Contained WC Facility
- Secured Complex





LOCATION

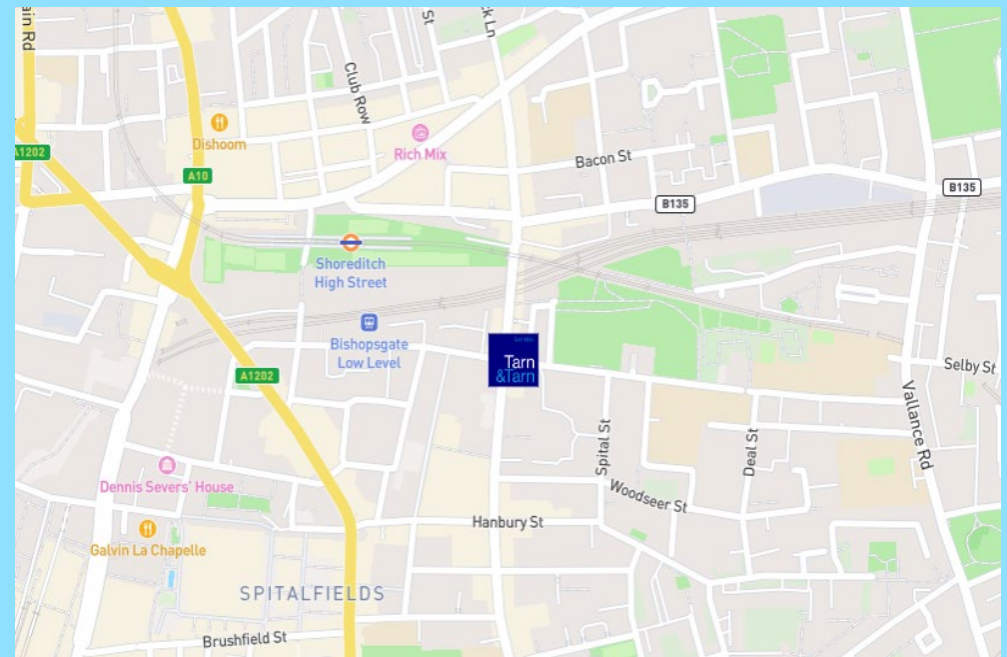
THE AREA

The premises is situated on the West side of Brick Lane, close to its junction with Grimsby Street in the heart of Brick Lane's famous Sunday market and benefiting from a large footfall. Brick Lane, famous for its independent vintage clothing shops and attracts large numbers of shoppers and tourists throughout the week. Within easy reach of the City, Liverpool Street, Aldgate East. Shoreditch High Street Station is also within walking distance.



TRANSPORT

- Shoreditch High Street (6-minute walk) – **Overground Line**
- Aldgate East (11-minute walk) – **Hammersmith & City, District**
- Liverpool Street (16-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES (£ PA)	TOTAL YEAR
GROUND FLOOR					
TOTAL	650	£22,500	£3,330	TBA	£25,830

TERMS

A new Flexible Lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954. Minimum Lease Length: 12 months

LEGAL COSTS

Each party to bear their own costs

BUILDING INSURANCE

Included in the service charge

VAT

Not 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

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.