

Est. 1955

Tarn
&Tarn



178B BRICK LANE
SPITALFIELDS
LONDON
E16RU

PRIME SELF-
CONTAINED E-CLASS
UNIT
355 FT²

DESCRIPTION

The available accommodation comprises a self-contained ground floor unit within this mixed-use building, benefiting from excellent natural light, a high footfall location, a modern shopfront, superb transport links, security shutters, WC facilities and a kitchenette — making it an excellent opportunity for a variety of E-Class occupiers, though please note the unit is not available for restaurant or café use.

SUMMARY

- Great Footfall
- Security Shutters
- Floor-To-Ceiling Shopfront
- Great Transport Links
- 24 Hour Access
- WC Facility
- Kitchenette






LOCATION

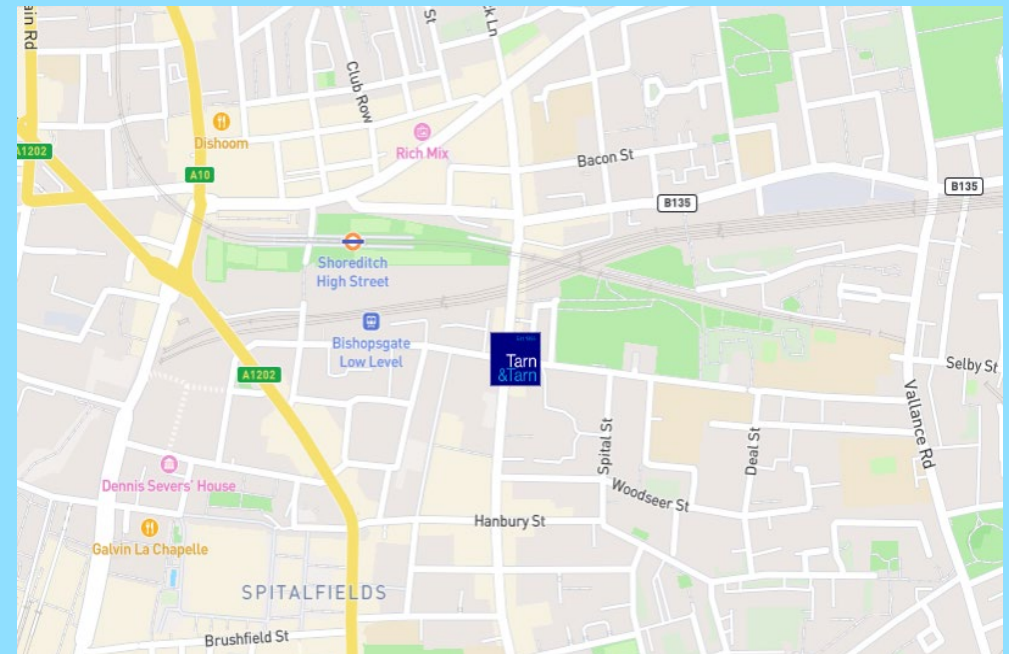
THE AREA

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 (5-minute walk) – **Overground Line**
-  Aldgate East (12-minute walk) – **National Rail Services**
-  Liverpool Street (16-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and **National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES PAYABLE (£ PA)	TOTAL YEAR
Ground	355				
TOTAL	355	£37,500	APPROX. £435.80	APPROX. £13,465.50	£51,401.30

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

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.

TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

LOCAL AUTHORITY

London Borough of Tower Hamlets

BUILDING INSURANCE

Approx Cost: £676.88 per annum

VAT

Applicable



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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.