



## AVAILABLE - TO LET

SELF-CONTAINED SPLIT-LEVEL OFFICE

51 GUN STREET, SPITALFIELDS, LONDON, E1 6AH

Office

For Rent, 920 Sq Ft £30,000 Per Annum Exclusive

All enquiries to

**020 7375 1801**

[strettons.co.uk](http://strettons.co.uk)



**STRETTONS**

EST 1931

# 51 GUN STREET, SPITALFIELDS, LONDON, E1 6AH

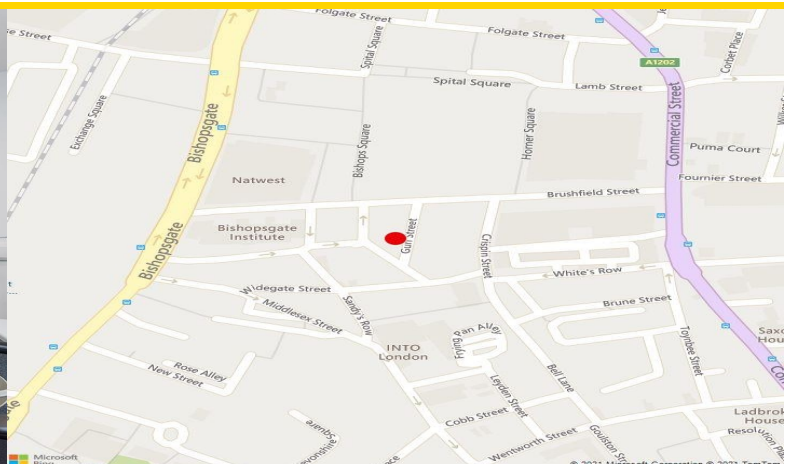
Office

For Rent, 920 Sq Ft £30,000 Per Annum Exclusive



## STRETTONS

EST 1931



## Self-Contained Split-Level Office

The property comprises a modern built ground floor office unit. The unit has a display window frontage and its own entrance from Gun Street. The office benefits from recessed lighting, comfort cooling, its own WC and kitchen. The unit would suit a range of office, medical or possibly some retail businesses within Class E.

Gun Street runs between Artillery Lane and Brushfield Street, just southwest of the Spitalfields Market development with a huge range of retail and leisure amenities on the doorstep. Liverpool Street station (Circle, Hammersmith & City, Metropolitan, Central and Mainline services) and future Crossrail is a few minutes walk, while Shoreditch High Street station (Overground) is a 5-minute walk.

### Highlights

- Self-Contained Office
- Warm Air Heating / Comfort Cooling
- Perimeter Trunking
- Recessed LED Spotlighting
- Fitted Kitchen Area

**Rent** £30,000 Per Annum Exclusive

**Business Rates (Est)** Rates Payable 2021/2022 - £6,370

**Building type** Office

**Service Charge (Est)** TBC

**EPC Rating** Band C

Floor	Size Sq Ft	Status
Ground Floor	279	AVAILABLE - To Let
Basement	641	AVAILABLE - To Let
<b>Total Internal Area</b>	<b>920</b>	

## Contact us

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Any party unrepresented by an RICS member or other property professional is advised of the existence of the RICS Code of Leasing and to obtain professional advice prior to submitting/agreeing any offer for the property  
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