

**11-29 FASHION
STREET,
SPITALFIELDS EI**

1,981 SQ FT
RARE SPITALFIELDS LONG LEASEHOLD SALE
BEAUTIFUL CONVERTED WAREHOUSE OFFICE
WITH PARKING
SPITALFIELDS, EI







DESCRIPTION

Comprising a duplex penthouse studio occupying the first & second floors within this period former warehouse building. The property benefits from a self-contained entrance and a communal front private gated courtyard. The unit offers many attractive features with exposed brickwork, exposed timber joists, crittal style windows, good natural light, air conditioning, separate meeting room and 2 parking spaces.

AMENITIES



EXPOSED
BRICKWORK



EXCELLENT
TRANSPORT LINKS



COURTYARD



EXCELLENT
NATURAL LIGHT



GREAT CEILING
HEIGHTS



WAREHOUSE
STYLE FEATURES



PARKING



OPEN PLAN



PITCHED ROOF

CHARACTER DUPLEX OFFICE UNIT FOR SALE WITH PARKING



TRANSPORT

Shoreditch Highstreet – 6 mins



Liverpool Street – 7 mins



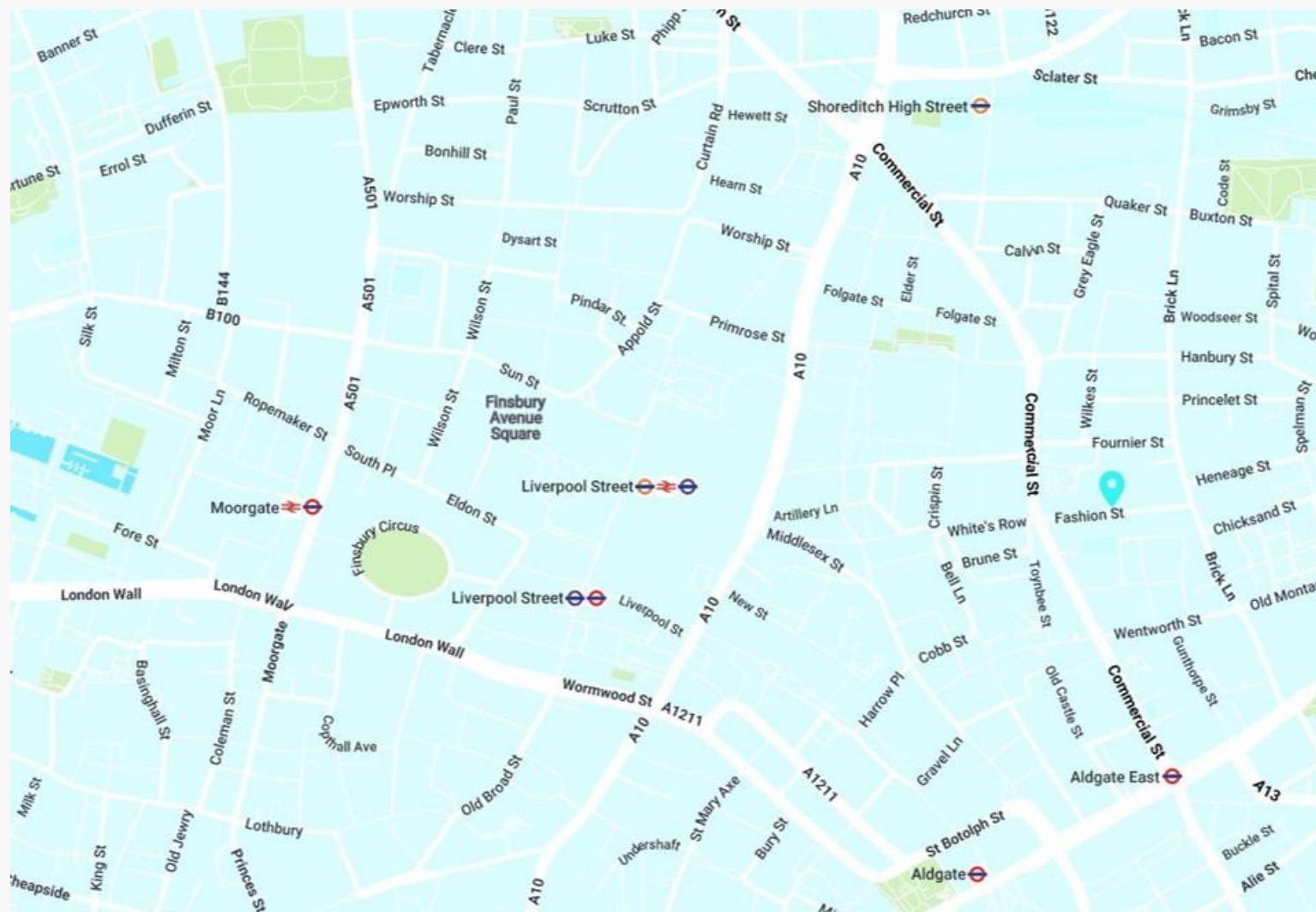
Aldgate East – 8 mins



AREA

The property is situated in a quaint gated mews style location opposite leading fashion, art and design school 'Istituto Marangoni' in this highly sought after City fringe location. Local amenities include numerous retail and restaurant outlets within Spitalfields market, Brick Lane, Commercial Street and Truman Brewery. The area benefits from excellent transport links being a short walking distance to Liverpool Street, Shoreditch High Street & Aldgate East stations.

LOCATION



AVAILABILITY

FLOOR	SIZE (SQ FT)
2 nd	998
1 st	983
Total	1,981

TENURE

Long Leasehold

BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

CONTENT

View on our website



SERVICE CHARGE

£6.00 per sq ft

GROUND RENT

£833 per annum

PRICE

£1,350,000

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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