

Est. 1955

Tarn &Tarn

9 HENRIQUES STREET,
WHITECHAPEL
E11NB

SELF-CONTAINED
COMMERCIAL UNIT IN
THE HEART OF
WHITECHAPEL

1,007 SqFt



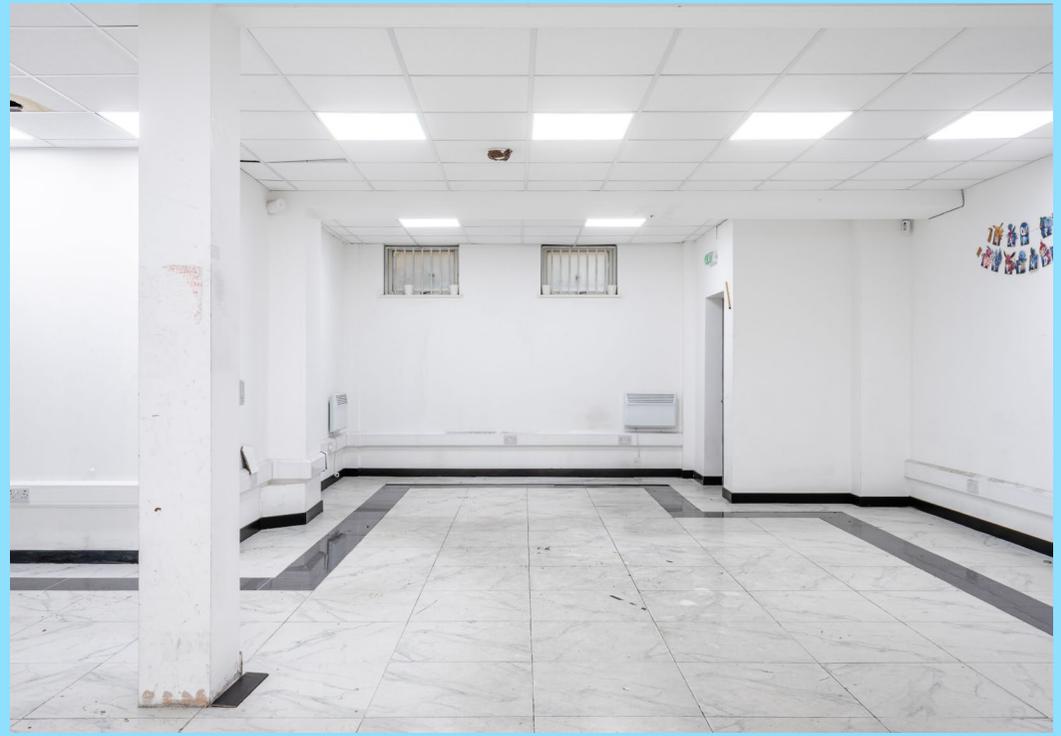
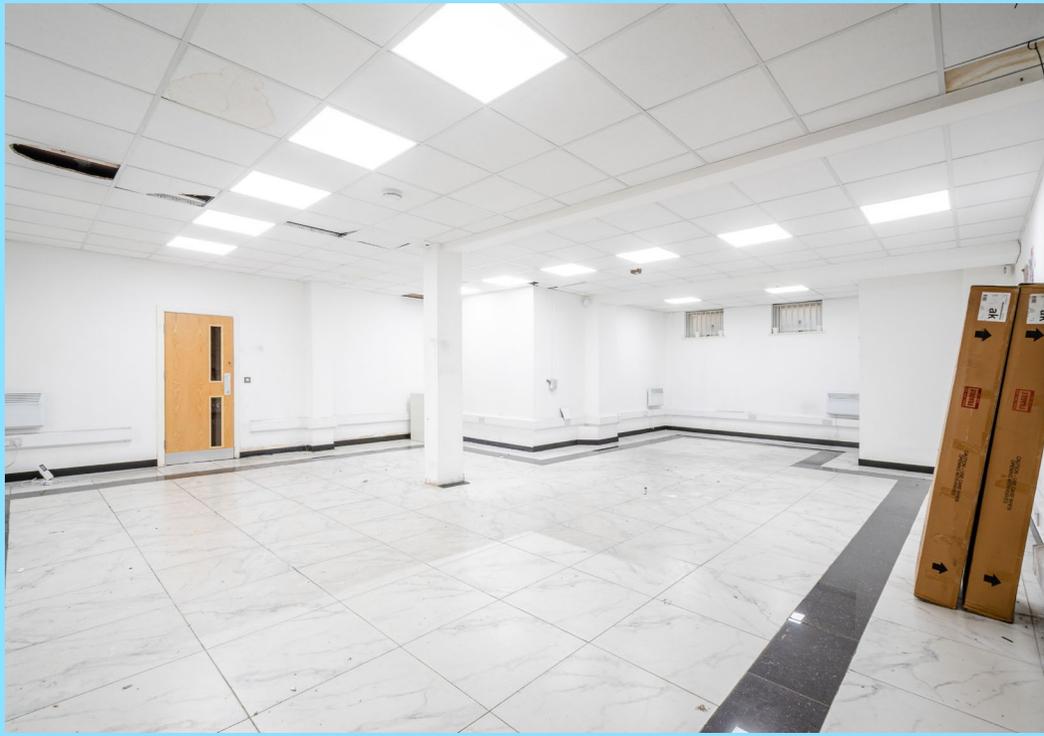
DESCRIPTION

The available accommodation comprises a self-contained ground floor office unit situated within a mixed-use building. The premises benefit from excellent natural light, generous ceiling heights, 24-hour access, electric roller shutters, and independent street access. The property presents an excellent opportunity for an E Class operator seeking to expand or relocate within the heart of Whitechapel.

KEY POINTS

- Self Contained
- 24H Access
- Perimeter Trunking
- Good Natural Light
- Electric Rolling Shutters





LOCATION

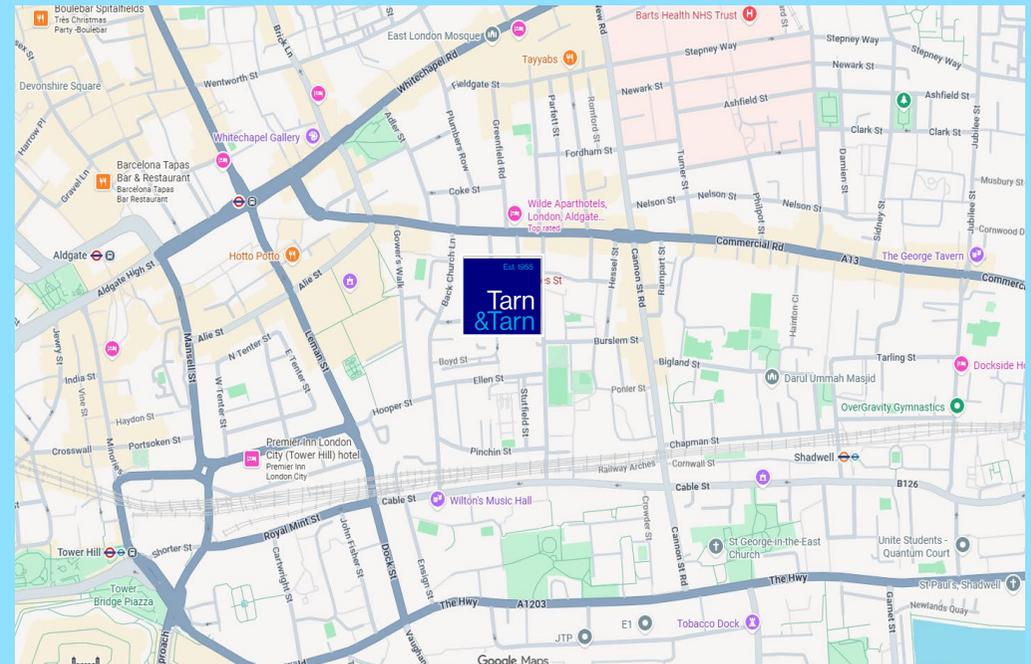
THE AREA

The property is prominently located on the east side of Henriques Street, at its junction with Commercial Road. It enjoys excellent visibility and accessibility from this key thoroughfare, which connects the City of London with Canary Wharf. The City is only a few minutes away, while Canary Wharf can be reached in approximately 15 minutes by car. Aldgate East and Whitechapel stations are both within easy walking distance, and the area is well served by multiple bus routes, ensuring convenient access for both staff and clients.



TRANSPORT

-  Aldgate (10-minute walk) – Multiple Lines
-  Tower Hill (8-minute walk) – **District** and **Circle** Line
-  Shadwell (8-minute walk) – **Overground** Line



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR	AVAILABILITY
Ground	1,007	£30,000	£TBC	£9,605.75	£39,605.75	AVAILABLE
TOTAL	1,007					

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

£2,620 Per Annum

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



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Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.