

# UNIT 1.3, 11-29 FASHION STREET, EI

1,812 GIA SQ FT  
CONVERTED WAREHOUSE OFFICE  
ENERGY EFFICIENT A-RATED EPC ALL ELECTRIC  
SPITALFIELDS, EI



BELOON  
320-7377 3444

WHJE

WHJE

1128



## DESCRIPTION

A fantastic 1st floor unit that has been comprehensively refurbished to provide a stunning loft style office space within an attractive period warehouse building. The unit is a bright, light office that benefits from an open-plan layout with good ceiling heights, openable windows & Juliette balcony, 100mb fibre broadband with static IP and Wi-Fi 6 included & pre-wired to the unit, generous kitchenette, and a communal courtyard for bike parking and partying. The unit should be of strong interest to media, tech and creative occupiers.

## AMENITIES



EXCELLENT  
TRANSPORT LINKS



MEETING ROOMS



FULLY FITTED



BIKE RACKS



PRIME  
LOCATION



EXCELLENT  
NATURAL LIGHT



AIR  
CONDITIONING



FIBRE OPTIC



COURTYARD

## SPITALFIELDS CONVERTED WAREHOUSE OFFICE





### TRANSPORT

Liverpool Street – 6 mins



Aldgate East – 7 mins



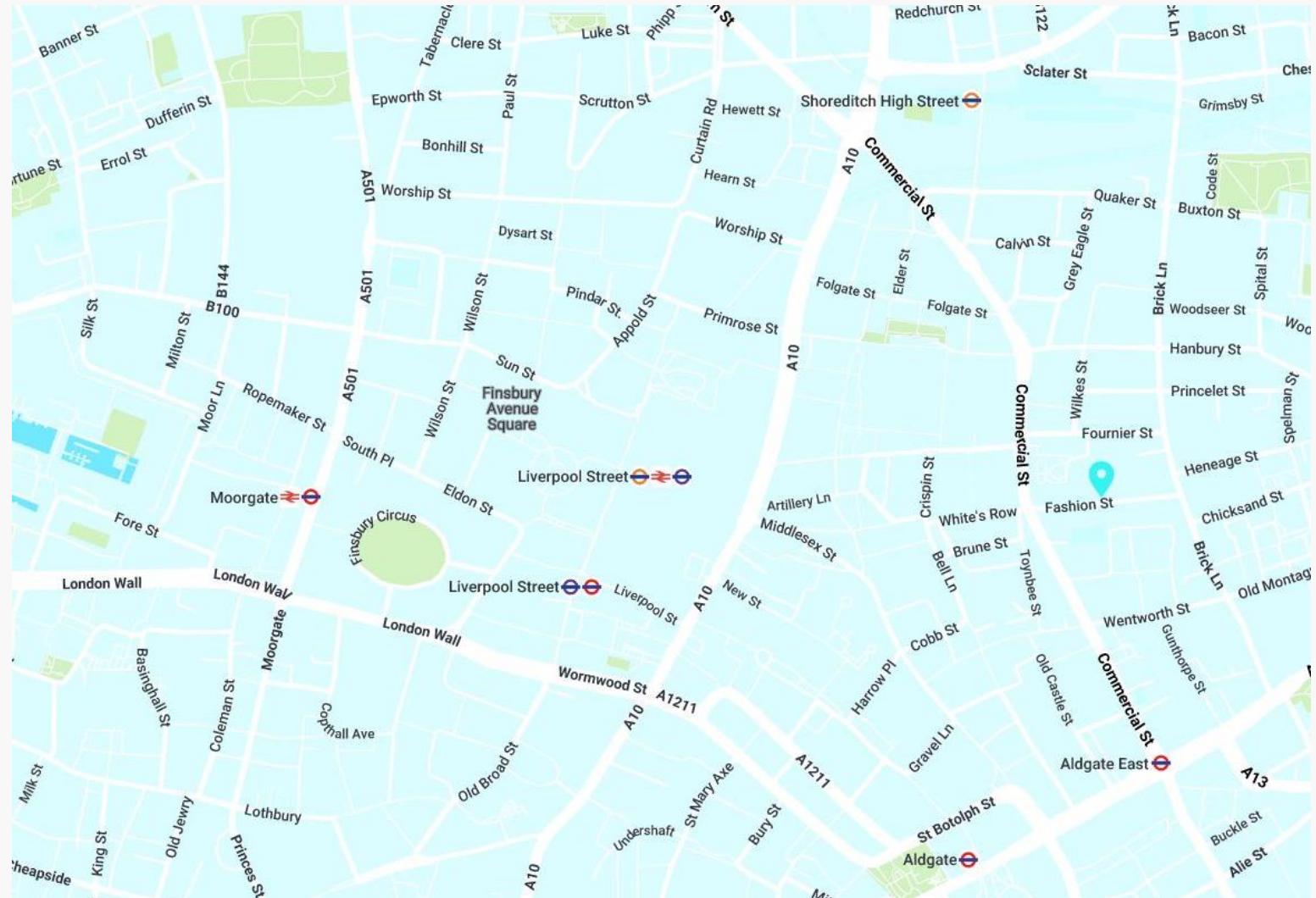
Shoreditch Highstreet – 8 mins



### AREA

The property is situated on the north side of Fashion Street opposite Istituto Marangoni in this highly sought after location, linking Commercial Street and Brick Lane in the heart of Spitalfields. Local amenities include numerous retail and restaurant outlets within Spitalfields market and Truman Brewery. The area also benefits from excellent transport links being within a short walking distance of Liverpool Street, Shoreditch High Street and Aldgate East.

### LOCATION



## AVAILABILITY

| UNIT | SIZE (SQ FT) | STATUS    | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) | TOTAL MANAGED (PCM) |
|------|--------------|-----------|------------|-------------|----------------------|-------------|---------------------|
| 1.3  | 1,812        | Available | £52.50     | £11.74      | £6.00                | £10,606     | £17,743             |

### LEASE

New lease to be contracted outside the Landlord & Tenant Act.

### TIMING

Available now

### CONTENT

View on our website



### EPC

EPC Rating: A

### RATES

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

### VAT

VAT is applicable.

### MANAGED

The premises can be offered on a managed basis.

# VIEWINGS VIA JOINT SOLE AGENTS

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**BEEM RE**

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