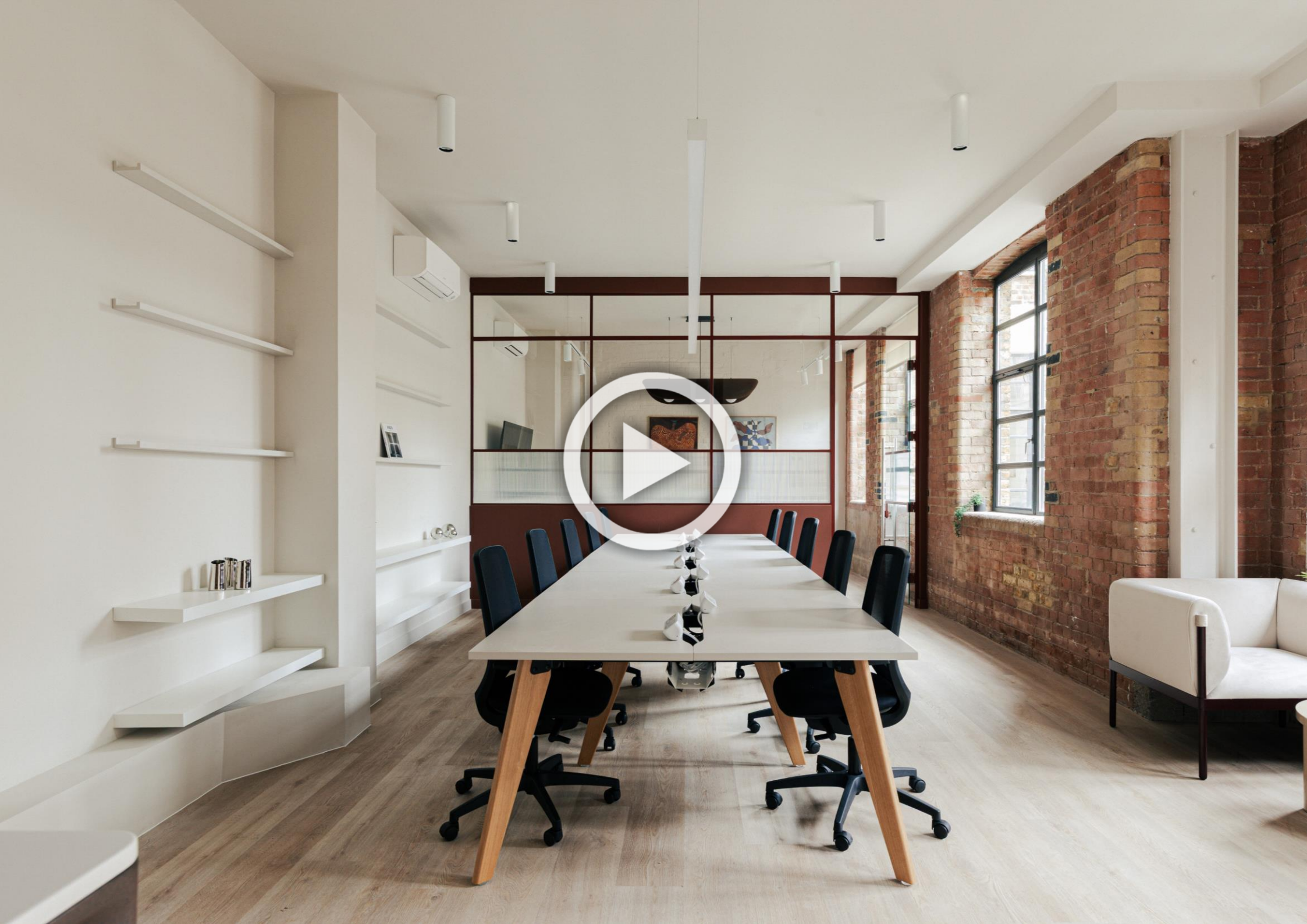


# BLOCK B, JACKS PLACE, ECI

700-1,400 SQ FT  
NEWLY REFURBISHED  
WAREHOUSE STYLE STUDIOS  
SPITALFIELDS, EI





## DESCRIPTION

Situated within a converted original warehouse, the floors provide thoughtfully refurbished warehouse style workspace.

Each floor offers unique original warehouse features, excellent ceiling heights, great natural light and is provided fully fitted and ready to go. All floors are uniquely refurbished and fitted with 10 desks, 1 meeting room and kitchen / breakout space.

## AMENITIES



EXCELLENT  
TRANSPORT LINKS



EXPOSED  
BRICKWORK



FULLY FITTED



MEETING ROOMS



NEWLY  
REFURBISHED



EXCELLENT  
NATURAL LIGHT



E CLASS USE



WAREHOUSE  
STYLE FEATURES



GREAT CEILING  
HEIGHTS

## SELF-CONTAINED WAREHOUSE STYLE OFFICE BUILDING







## TRANSPORT

Shoreditch High Street - 4 mins



Liverpool Street - 8 mins



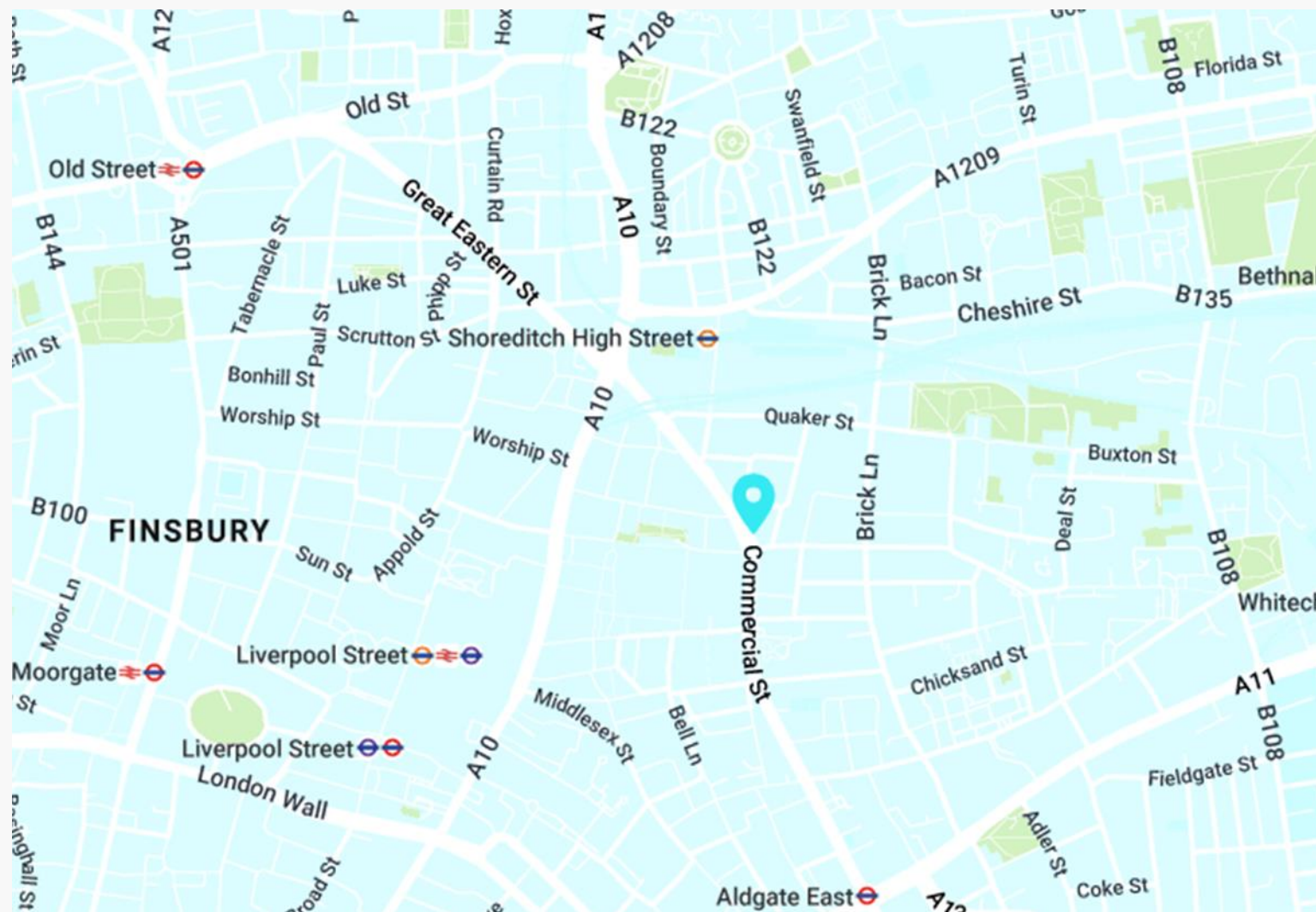
Old Street - 15 mins



## AREA

Located close to its junction with Hanbury Street and Commercial Street in the heart of Spitalfields. The premises is situated amongst a host of bars and restaurants and is adjacent to the Truman Brewery complex, Spitalfields market, and Brick Lane. The property is also within short walking distance of Liverpool Street Station and Shoreditch High Street Station.

## LOCATION



AVAILABILITY

| UNIT                  | SIZE (SQ FT) | STATUS      | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|-----------------------|--------------|-------------|------------|-------------|----------------------|-------------|
| 1 <sup>st</sup> Floor | 700          | Let         | -          | -           | -                    | -           |
| 2 <sup>nd</sup> Floor | 700          | Under Offer | £65.00     | £13.00      | £9.00                | £5,075      |
| 3 <sup>rd</sup> Floor | 700          | Available   | £65.00     | £13.00      | £9.00                | £5,075      |

LEASE

A new lease to be contracted outside the Landlord and Tenant Act.

TIMING

Available now

CONTENT

View on our website



RATES

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

VAT

VAT is applicable.

LEGAL COSTS

Each party to bear their own costs

\*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.

# VIEWINGS VIA SOLE AGENTS

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