Est. 1955

Tarn
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9-13 OSBORN STREET
WHITECHAPEL
LONDON
E1 6TD

SELF-CONTAINED BUILDING IN CLOSE PROXIMITY TO ALDGATE EAST STATION

4,391 FT²

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DESCRIPTION

The available accommodation is a self-contained building spread across the Ground Floor, First Floor, and Basement. It features three W/C facilities, including one with a shower. Additional amenities include no service charge, air conditioning, excellent ceiling height, and abundant natural light throughout. This distinctive building is ideal for a range of E-class businesses, including fashion, leisure, medical, and other enterprises seeking a unique space in the Aldgate/Whitechapel area.

SUMMARY

- Self-Contained Building
- Open Plan
- 3x WC Facilities including Shower Facility
- No Service Charge
- Excellent Transport Connectivity
- Great Natural Light
- Newly Refurbished
- AC

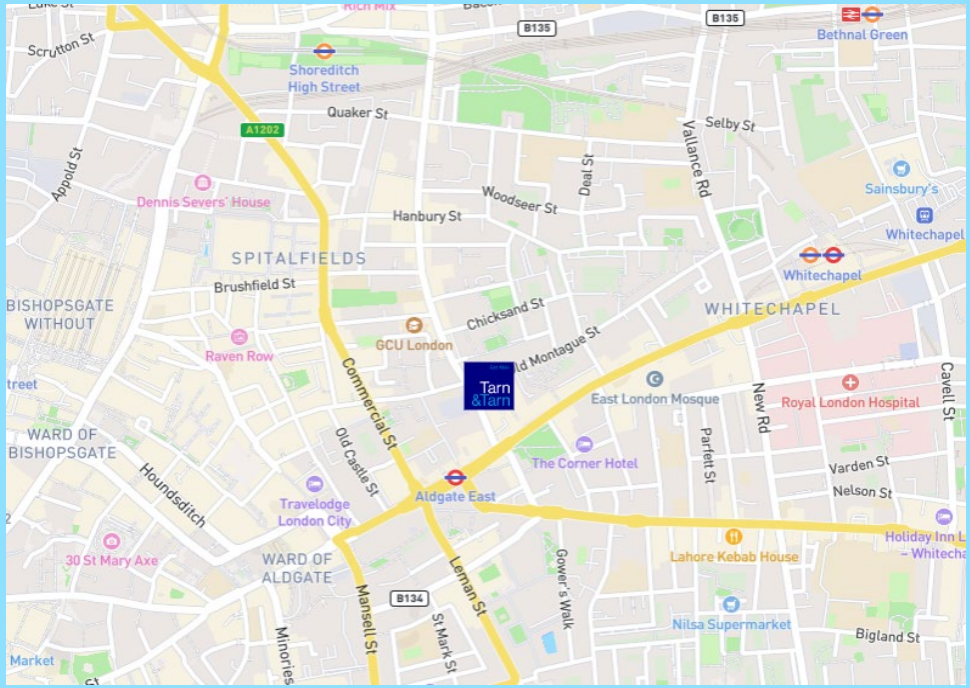
LOCATION

THE AREA

The property is located on the South side of Osborn Street, close to its junction with Brick Lane & Wentworth Street in the heart of Spitalfields. The area is well served by many local retail and restaurant amenities, with the Truman Brewery, Old Spitalfields Market, and Brick Lane all in close proximity. The area is also well served by local public transport, with Aldgate East, Liverpool Street and Shoreditch High Street stations within easy walking distance.

TRANSPORT

- Aldgate East (4-minute walk) – Hammersmith & City and District Line
- Liverpool Street (11-minute walk) – Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground and National Rail Services
- Shoreditch High Street (12-minute walk) – Overground Line



ACCOMMODATION

FLOORS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
LOWER GROUND	1,458				
GROUND	1,380				
1ST FLOOR	1,553				
TOTAL	**4,391**	**£131,730 (£30psf)**	**N/A**	**Approx. £35,179.50**	**£166,909.50**

TERMS

A New F.R.I Lease to be contracted Outside the Landlord and Tenant Act 1954.

BUISNESS RATES

The rates are provided as a guideline only. Interested parties are advised to confirm the precise liability with the local authority.

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.