Est. 1955

Tarn
&Tarn

4th FLOOR
ARTILLERY HOUSE,
35 ARTILLERY LANE
SPITALFIELDS
LONDON
E1 7LP

SELF-CONTAINED WORKSPACE IN THE HEARTS OF SPITALFIELDS
1,106 FT²

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DESCRIPTION

Situated within a mixed-use development, this fourth-floor office space boasts good natural light and secure 24-hour access via an entry phone system. Predominantly open-plan, the space also features a dedicated meeting room. Additional amenities include a passenger lift, shared WC facilities, and a private kitchenette, making it an ideal choice for businesses seeking a workspace in the heart of Spitalfields.

AMENITIES

- Open Plan Layout
- Great Transport Links
- Passenger Lift
- Demised Kitchenette
- Shared WC Facilities with Shower
- Meeting Room
- Good Natural Light
- Entry Phone System

First Aid

DANIEL
CONNAL
PARTNERSHIP
No. 35
THAI GARDEN MASSAGE THERAPY

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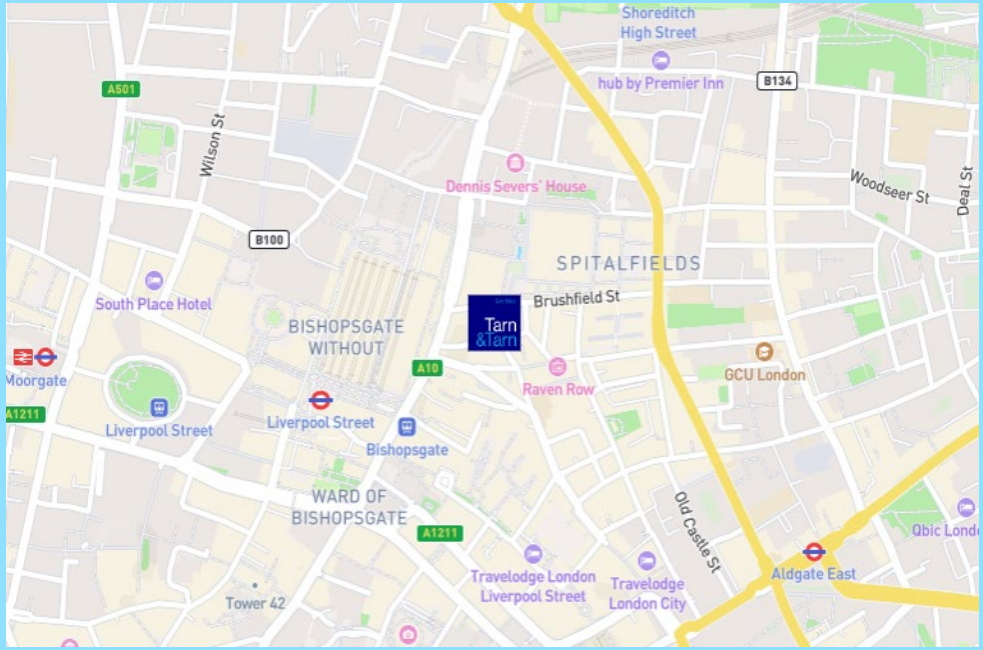
LOCATION

THE AREA

Situated on the North side of Artillery Lane, near the junction with Stewart Street, the property is just a stone's throw away from the Old Spitalfields Market. Nestled in a bustling neighbourhood, it shares its surroundings with renowned businesses such as Gail's Bakery, Uniqlo, Aesop, and Lululemon, among others. The Truman Brewery and Broadgate sites are comfortably within walking distance. It also boasts easy walking access to Liverpool Street Station and benefits from excellent public bus connections.

TRANSPORT

- Liverpool Street (4-minute walk) – Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground and National Rail Services
- Aldgate East (9-minute walk) – Hammersmith & City and District Line
- Shoreditch High Street (9-minute walk) – Overground Line



ACCOMMODATION

FLOOR	FT²	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£PSF)	TOTAL YEAR
4th Floor	1,106				
TOTAL	**1,106**	**£32**	**£7.00 – Inclusive of Building Insurance**	**£12.41**	**£56,859.46**

VAT

Not Applicable

EPC

Upon Enquiry

LEGAL COSTS

Each party to bear their own costs

LOCAL AUTHORITY

London Borough of Tower Hamlets

TERMS

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

AML, ABC & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the ongoing Tenant will be required to comply with our Anti Money Laundering policy.

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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.