

20 ARTILLERY LANE, EI

906 SQ FT
RETAIL UNIT CLOSE TO BISHOPSGATE
FOR RENT
SPITALFIELDS, EI

DESCRIPTION

A rarely available retail space arranged over ground and lower ground floors located just off Bishopsgate. The property benefits from good natural light, generous ceiling heights, and a prime location. Featuring a traditional shopfront on Artillery Lane, the property offers strong transport connections, self-contained access, and would be of strong interest to a vast range of retail occupiers. The current internal fit out would suit operators within the beauty and medical sector.

AMENITIES



GREAT CEILING HEIGHTS



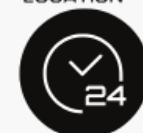
PRIME LOCATION



E CLASS USE



WC FACILITIES



24 HOUR ACCESS



SELF-CONTAINED



GOOD FOOTFALL



GOOD FRONTAGE

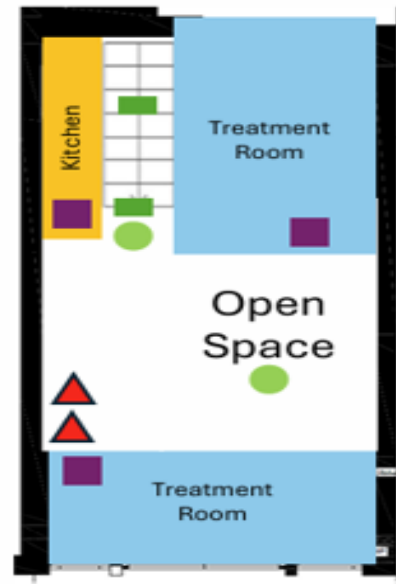
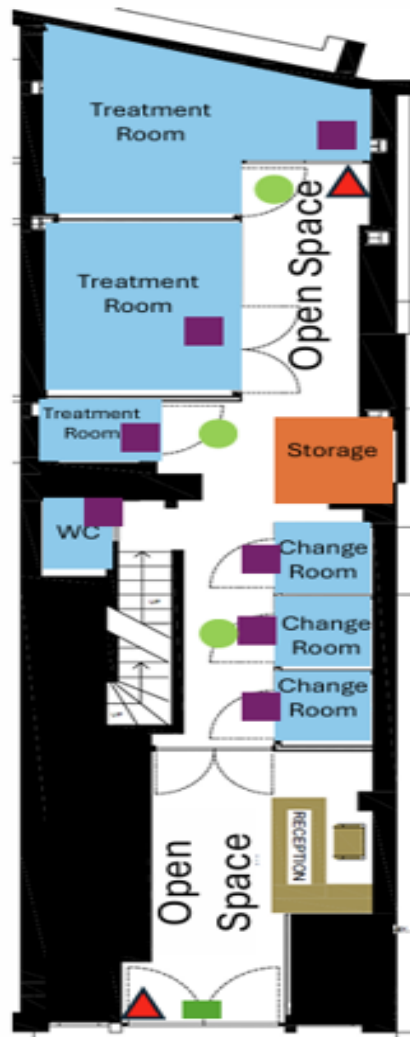


EXCELLENT TRANSPORT LINKS

RETAIL UNIT IDEALLY SUITED TO MEDICAL & BEAUTY OPERATORS







TRANSPORT

Liverpool Street – 3-minute walk



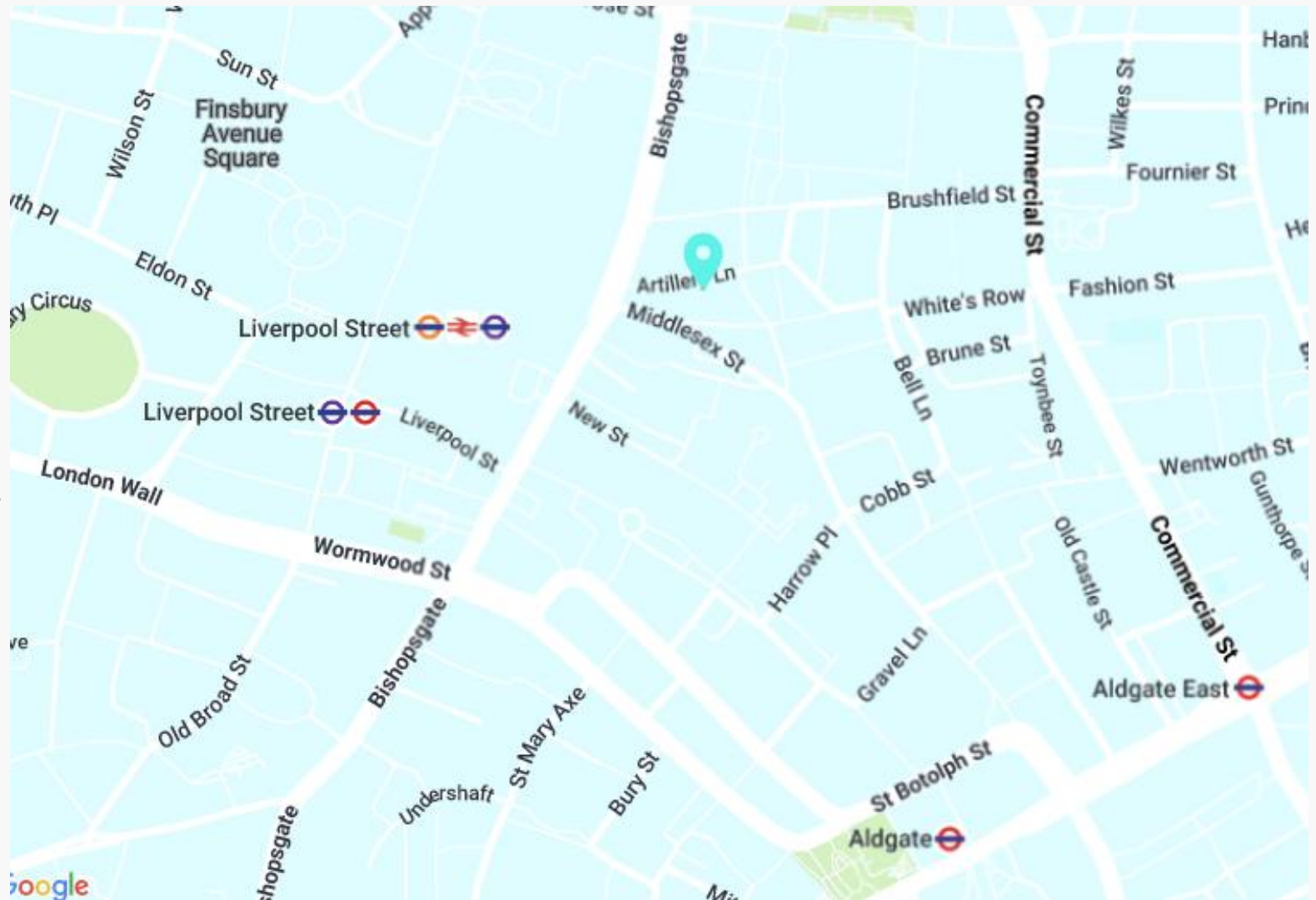
Aldgate East – 8-minute walk



Shoreditch High Street – 9-minute walk



LOCATION



AREA

The building is in close proximity to Liverpool Street, one of London's key transport hubs, with direct access to the Elizabeth Line, National Rail services, buses and the Tube. The property is surrounded by fantastic local amenities, including a wide range of restaurants, cafés, retail outlets and leisure facilities.

AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
LG	341					
G	561					
Total	906	Under Offer	£40,000	£15.00	TBC	£4,465

LEASE

Available by way of new lease to be contracted outside of the landlord and tenant act

TIMING

Available immediately.

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.

VIEWINGS VIA JOINT SOLE AGENTS

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