

SPITALFIELDS WORKS, EI

1,076 SQ FT
RETAIL/COMMERCIAL
UNIT TO LET IN SPITALFIELDS
TOYNBEE STREET, EI



DESCRIPTION

This commercial unit is spread across the ground and lower ground floors and is presented in shell and core condition, offering excellent potential for tenant fit out.

It features three ground floor entrances, ample natural light, and generous ceiling heights on both levels. This space is particularly suitable for retail or E Use Class occupiers.

AMENITIES



GOOD FRONTAGE



7 DAY TRADE



GREAT CEILING HEIGHTS



GOOD FOOTFALL



EXCELLENT TRANSPORT LINKS



EXCELLENT NATURAL LIGHT



E CLASS USE



PRIME LOCATION



SELF-CONTAINED

RETAIL/COMMERCIAL UNIT TO LET IN SPITALFIELDS



TRANSPORT

Liverpool Street – 5 mins



Shoreditch High Street – 7 mins



Aldgate East – 8 mins



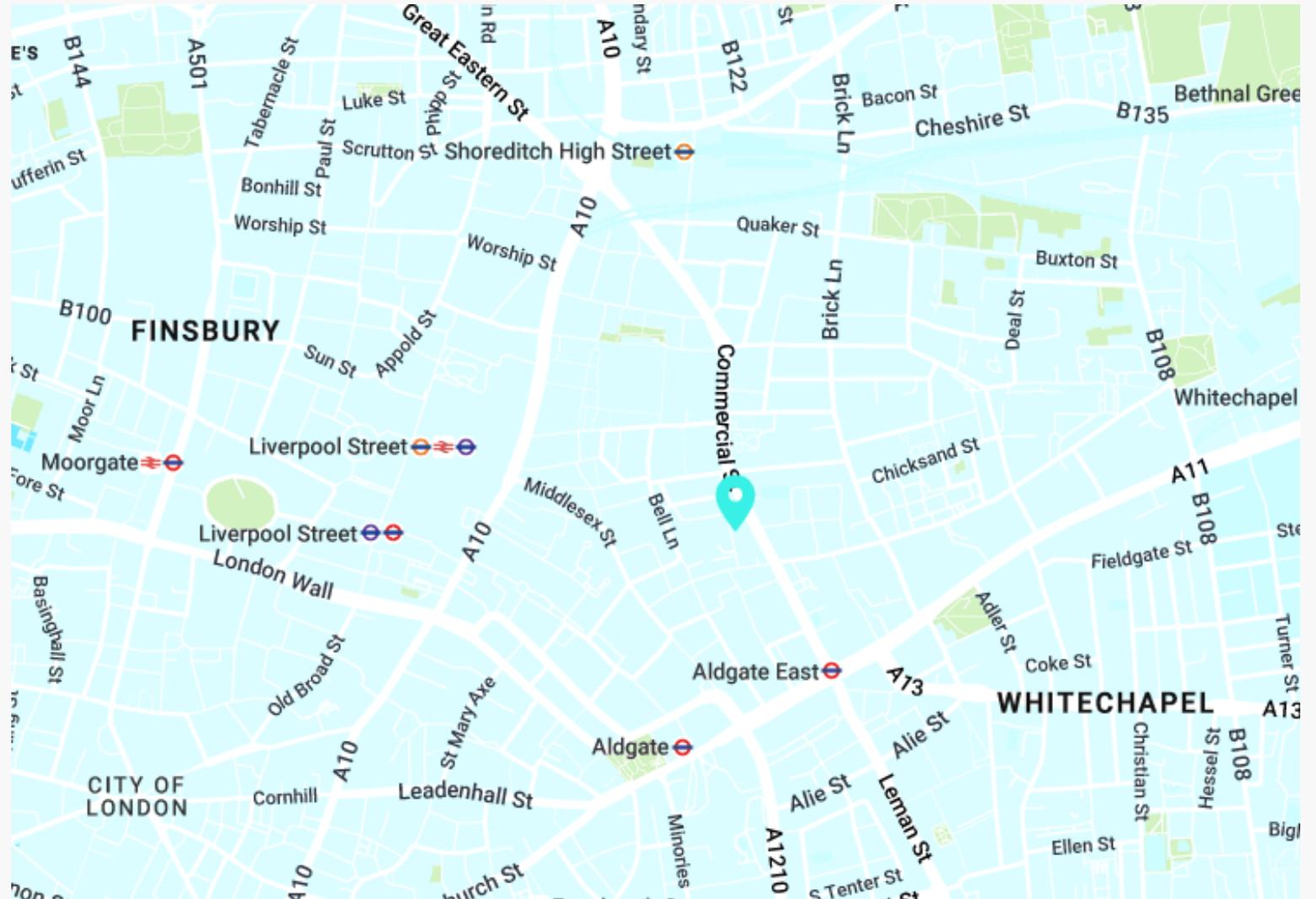
Aldgate – 7 mins



AREA

Located off Commercial Street in the heart of Spitalfields. The premises is situated amongst a host of bars, global fashion retailers and restaurants as well as the world famous Spitalfields market containing many popular eateries. The property is also within short walking distance of Liverpool Street Station and Shoreditch High street

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground	691	-	-	-	-	-
LG	385	-	-	-	-	-
Total	1,076	Available	£39,500	£16.46	£3.00 est	£5,036.57

LEASE

New lease to be contracted outside the Landlord & 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

BELCOR

STRETTONS

020 7375 3444
agency@belcor.london
www.belcor.london

0207 374 1801

TEAM



ROB ELMAN
AGENCY
re@belcor.london
07867 494 173



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254

020 7375 3444
www.belcor.london