

Tarn
&Tarn

HIGH FOOTFALL E-CLASS UNIT IN THE HEART OF SPITALFIELDS 831 SQFT



DESCRIPTION

The available accommodation comprises a self-contained E Class unit arranged over ground and lower ground floors within this Georgian-style commercial building. The ground floor provides open-plan retail space with a functional ceiling height and strong frontage, while the lower ground offers additional trading or ancillary/storage accommodation. The unit benefits from 24-hour access, a self-contained entrance, two WC facilities, gas central heating, air conditioning (heating and cooling), and security shutters. It is suitable for a variety of E Class businesses seeking a prime property in the heart of Spitalfields, positioned directly opposite Truman Brewery with excellent visibility and footfall.

SUMMARY

- AC – Heating & Cooling
- G.C.H
- 24 Hour Access
- Security Shutters
- Kitchenette
- 2x WC Facilities
- Good Natural Light
- Prime Spitalfields Location





LOCATION

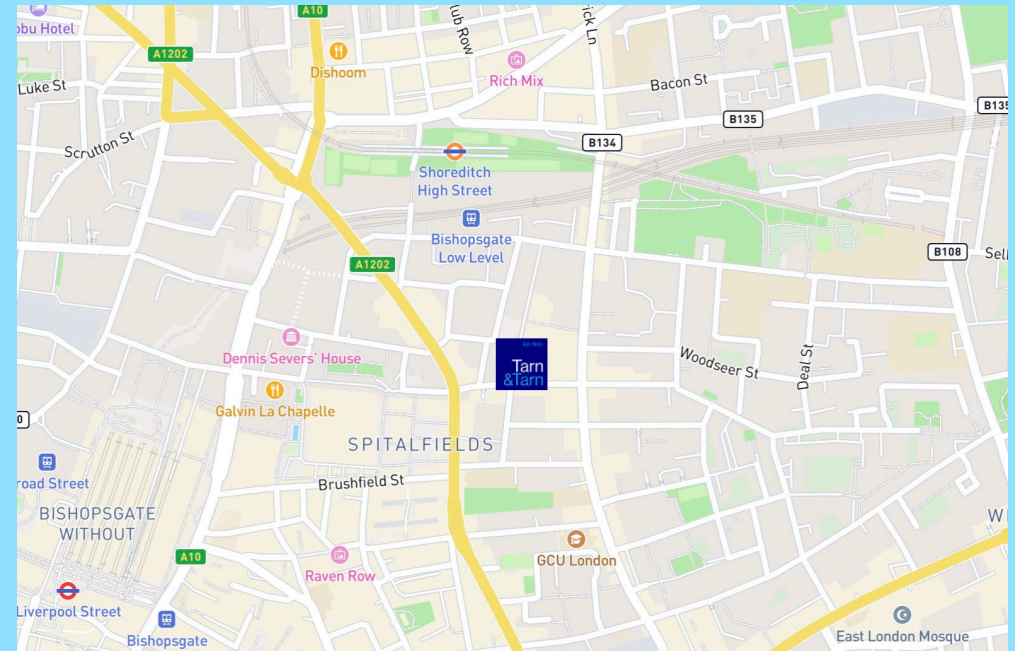
THE AREA

The office is located on the south side of Hanbury Street midway between its junctions with Brick Lane & Commercial Street in the heart of Spitalfields. The property lies directly opposite the Truman Brewery and is in close proximity to the famed Spitalfields Market. The area is well served by public transport, with Liverpool Street, Shoreditch High Street, and Aldgate East stations located within a short walking distance.



TRANSPORT

- Shoreditch High Street (3-minute walk) – **Overground Line**
- Aldgate East (8-minute walk) – **Hammersmith & City** and **District Line**
- Liverpool Street (11-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and **National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND	364				
LOWER GROUND	467				
TOTAL	831	£49,000	£3,401.28	£14,845.25	£67,246.53

BUILDING INSURANCE

Current Cost: TBC

VAT

N/A

PREMIUM

Nominal Premium. Further info upon request

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.

A.M.L REQUIREMENTS

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.

UTILITIES

Gas, electricity, water and internet are excluded. Occupiers should make their own enquiries regarding costs.



Est. 1955

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VIEWINGS

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