

Est. 1955

Tarn  
&Tarn

UNIT 6 FEATHER  
MEWS,  
91-99 FIELDGATE  
STREET,  
WHITECHAPEL  
E1 1JU

OPEN PLAN OFFICE  
IN THE HEART OF  
WHITECHAPEL  
780 FT<sup>2</sup>



## DESCRIPTION

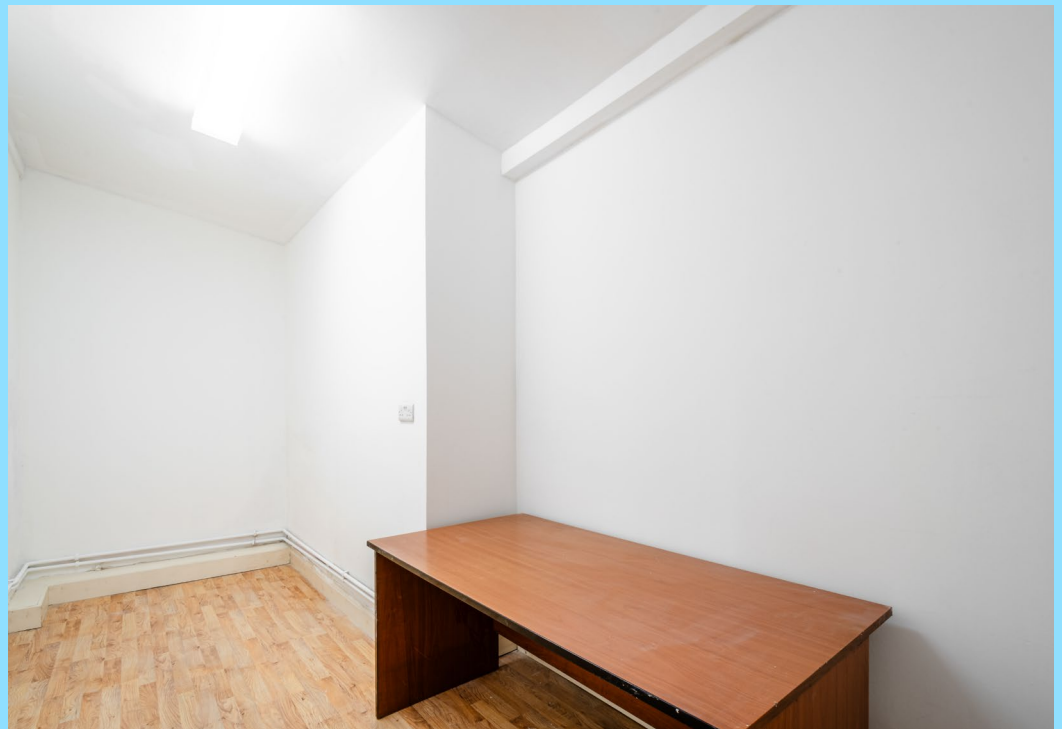
This available accommodation comprises a self-contained ground floor workspace, located in a secure, gated development. It provides an open-plan area, a kitchen and restroom facilities, gas central heating and a communal backyard. This versatile space, nestled in Whitechapel, is an ideal choice for creative businesses in search of a workspace.

## AMENITIES

- Communal Yard
- Good Natural Light
- Gated Development
- Wooden Flooring
- Kitchenette & W/C Facility
- G.C.H
- Entry Phone System









# LOCATION

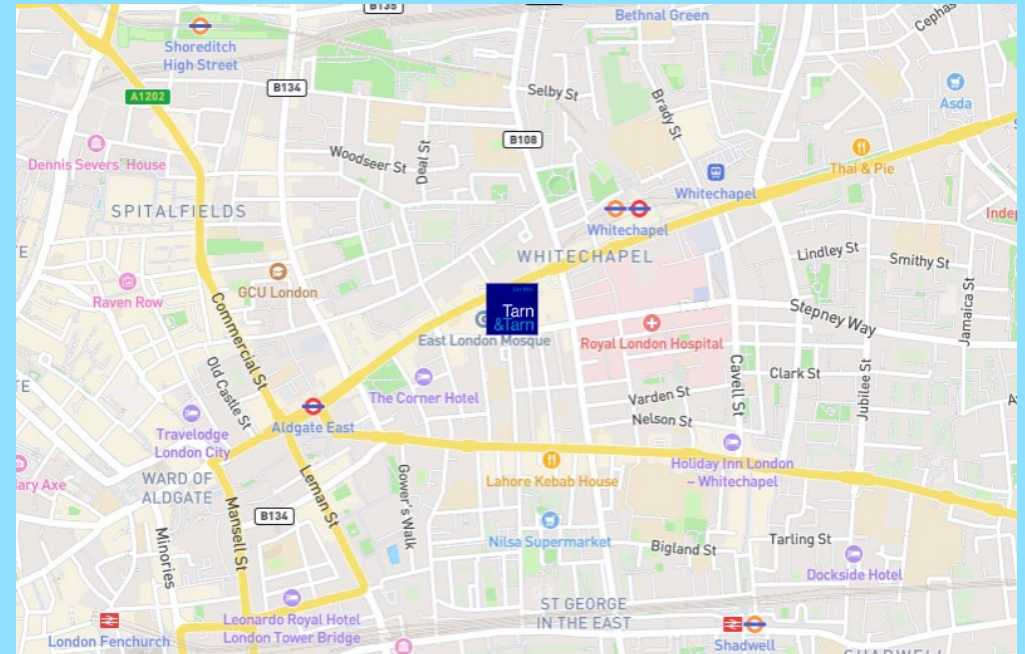
## THE AREA

The premises is situated on the North side of Fieldgate Street close to its junction with New Street, north of Commercial Road in this busy City fringe location. The area is well served by London transport bus and tube links, being within easy walking distance of both Liverpool Street and Aldgate East tube stations.



## TRANSPORT

- Whitechapel (6-minute walk) – **Overground Line**, **Hammersmith & City**, **District Line**, **Elizabeth Line**
- Aldgate East (8-minute walk) – **Hammersmith & City & District Line**
- Shadwell (15-minute walk) – **Overground Line** & **DLR Line**



# ACCOMMODATION

FLOOR	FT <sup>2</sup>	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES	TOTAL YEAR
Unit 6 - Ground Floor	780				
<b>TOTAL</b>	<b>780</b>	<b>£22,000</b>	<b>APPROX. £500</b>	<b>EXEMPT - TBC</b>	<b>£22,500</b>

# BUILDING INSURANCE

Current Cost: TBC

# TERMS

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

# VAT

Not Applicable

# LOCAL AUTHORITY

London Borough of Tower Hamlets

# EPC

Upon Enquiry

# LEGAL COSTS

Each party to bear their own costs



Est. 1955

Tarn  
&Tarn

## VIEWINGS

---

**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

**T** 020 7377 8989  
**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

---

**ARTHUR NOWICKI**  
**T** 07792 711461  
**E** [ARTHUR@TARN-TARN.CO.UK](mailto:ARTHUR@TARN-TARN.CO.UK)

**LUKE MARIONI**  
**T** 077346 01111  
**E** [LUKE@TARN-TARN.CO.UK](mailto:LUKE@TARN-TARN.CO.UK)

**GASPER KOSCIK**  
**T** 07554 640000  
**E** [GASPER@TARN-TARN.CO.UK](mailto:GASPER@TARN-TARN.CO.UK)

**CHARLIE HOPPER**  
**T** 0207 377 8989  
**E** [CHARLIE@TARN-TARN.CO.UK](mailto:CHARLIE@TARN-TARN.CO.UK)



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**