

Est.1955

Tarn
&Tarn

54 COMMERCIAL
STREET,
SPITALFIELDS,
LONDON,
E1 6LT

MODERN OFFICE
FLOOR
1,540 FT²



DESCRIPTION

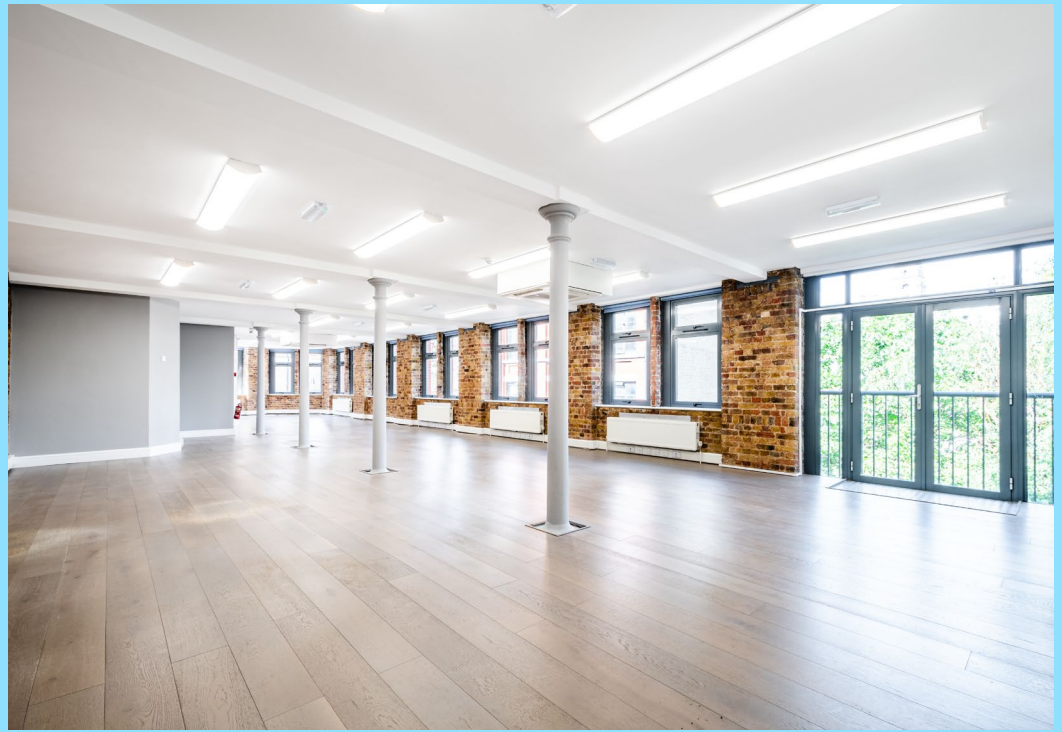
This open-plan office is situated on the fourth floor and benefits from excellent natural light, a passenger lift, and self-contained amenities including a dedicated kitchenette and WC facilities. Additional features include meeting room, gas central heating, an entry phone system, and air conditioning. The space would suit a broad range of occupiers, such as designers, tech companies, architects, and other creative businesses looking for well-located office accommodation in Spitalfields.

******The office will be delivered in newly refurbished condition, featuring a meeting room, new wooden flooring, and upgraded lighting. ******

SUMMARY

- Passenger Lift
- 24-hour Access
- Air Conditioning
- Meeting Room
- Excellent Transport Links
- Entry Phone System
- Fibre Internet
- Excellent Natural Light
- LED Lighting
- Modern Security Features








LOCATION

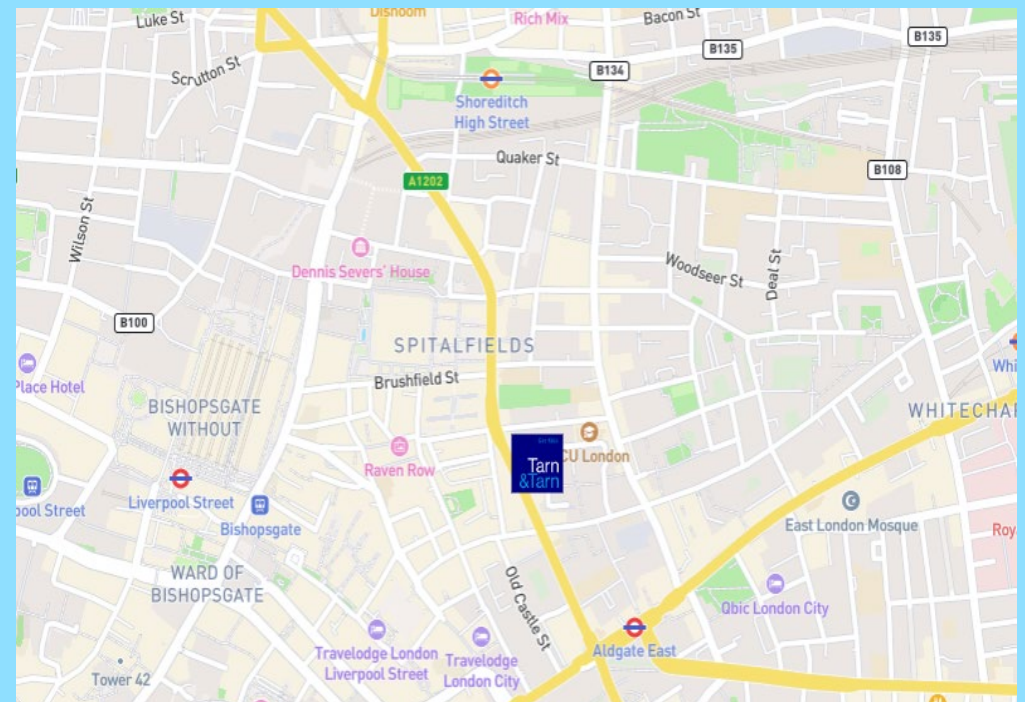
THE AREA

Located on the East side of Commercial Street, close to its junction with Thrawl Street on the edge of the City's Square Mile in the heart of Spitalfields. The property lies in close proximity to Spitalfields Market, Shoreditch and Brick Lane, now an established office location popular with the media and tech sector. The building is well served by public transport, with Liverpool Street, Aldgate East and Shoreditch High Street stations being within very short walking distance.



TRANSPORT

-  Aldgate East (5-minute walk) – **Hammersmith & City**, **District**
-  Liverpool Street (10-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Shoreditch High Street (10-minute walk) – **Overground**, **Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF ²)	SERVICE CHARGE (£PSF)	BUSINESS RATES (£PSF)	TOTAL YEAR
4 th Floor	1,540				
TOTAL	1,540	£35	£6.50	£12.31	£82,867.40

BUILDING INSURANCE

Included in the service charge

VAT

N/A

LOCAL AUTHORITY

London Borough of Tower Hamlets

TERMS

A new FRI lease to be contracted Outside the Landlord and Tenant Act 1954.

ANTI-MONEY LAUNDERING

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.

Further details on request.



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VIEWINGS

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