

Est. 1955

Tarn
&Tarn

595 – 597
COMMERCIAL ROAD,
WHITECHAPEL,
LONDON
E1 0HJ

SELF CONTAINED E-
CLASS SPACE IN
CLOSE PROXIMITY
TO LIMEHOUSE DLR
STATION



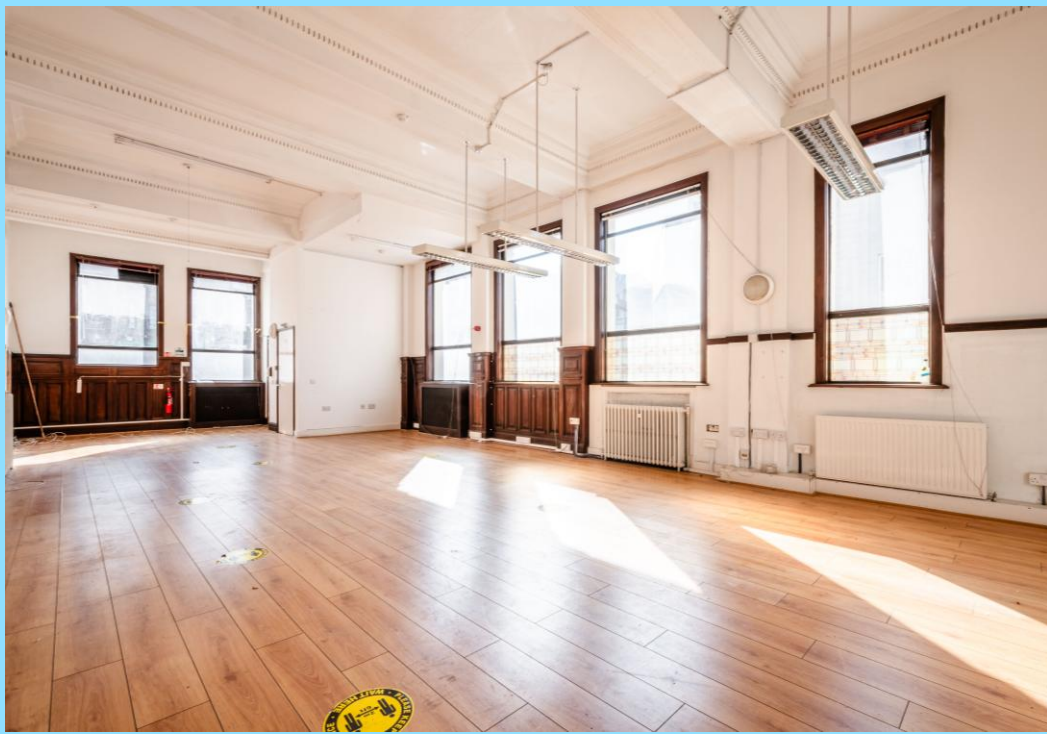
DESCRIPTION

This Grade II listed former bank premises is arranged over the ground and lower ground floors. The property benefits from good natural light, air conditioning, and rear access with secure parking spaces. The available accommodation is well-suited to a wide range of commercial occupiers, including those in the IT, accountancy, media and many more.

SUMMARY

- Grade II listing
- Open plan space
- A/C
- Kitchen
- Cat 5 wiring
- Meeting rooms
- Parking








LOCATION

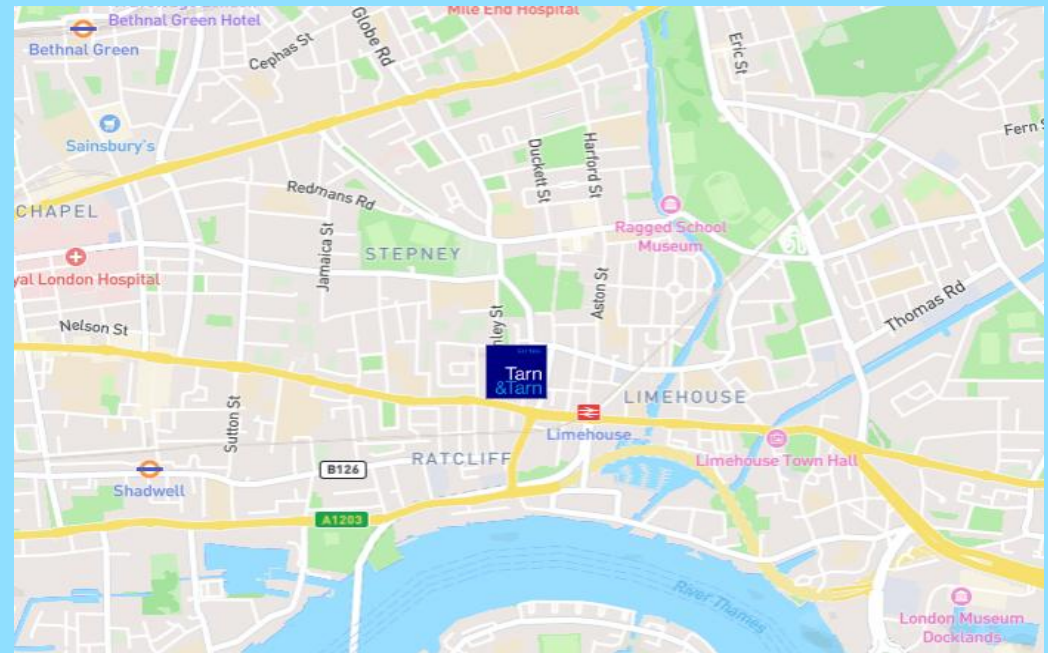
THE AREA

The building is prominently located on the North side of Commercial Road at its junction with Belgrave Street and situated on the eastern borders of the City of London. Limehouse DLR/Rail station is located within easy walking distance, giving both access to bank station as well as Canary Wharf. Commercial Road also benefits from several major bus routes providing excellent transport links.



TRANSPORT

-  Limehouse (4-minute walk) – **Hammersmith & City** and **District Line**
-  Shadwell (17-minute walk) – **Overground Line** and **DLR Line**
-  Whitechapel (25-minute walk) – **Hammersmith & City**, **District Line** and **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	2,109				
LOWER GROUND	934				
TOTAL	3,043	£75,000	£1,676	£23,577.75	£110,193.75

TERMS

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

LOCAL AUTHORITY

London Borough of Tower Hamlets

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.

LEGAL COSTS

Each party to bear their own costs



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VIEWINGS

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