

Est.1955

Tarn
&Tarn

46 CRISPIN STREET
SPITALFIELDS
LONDON
E16HQ

PRIME SPITALFIELDS
E-CLASS UNIT

669 SQ FT



DESCRIPTION

This exceptional commercial premises presents a rare opportunity to secure a distinctive piece of London's heritage. Rich in character, the building reflects its Industrial Revolution origins and retains an atmosphere reminiscent of the Jack the Ripper era. The property offers a self-contained commercial unit arranged over the ground floor and basement, featuring a private entrance along with WC and kitchenette facilities. The space is suitable for a variety of commercial uses (excluding restaurant use) and will appeal to occupiers seeking premises with both charm and historical significance.

SUMMARY

- On The Doorstep of the Spitalfields Markets
- 4 Levels + Basement
- Mixed Use Building
- Highly Desirable Location
- Great Street Presence
- Non-Listed Building








LOCATION

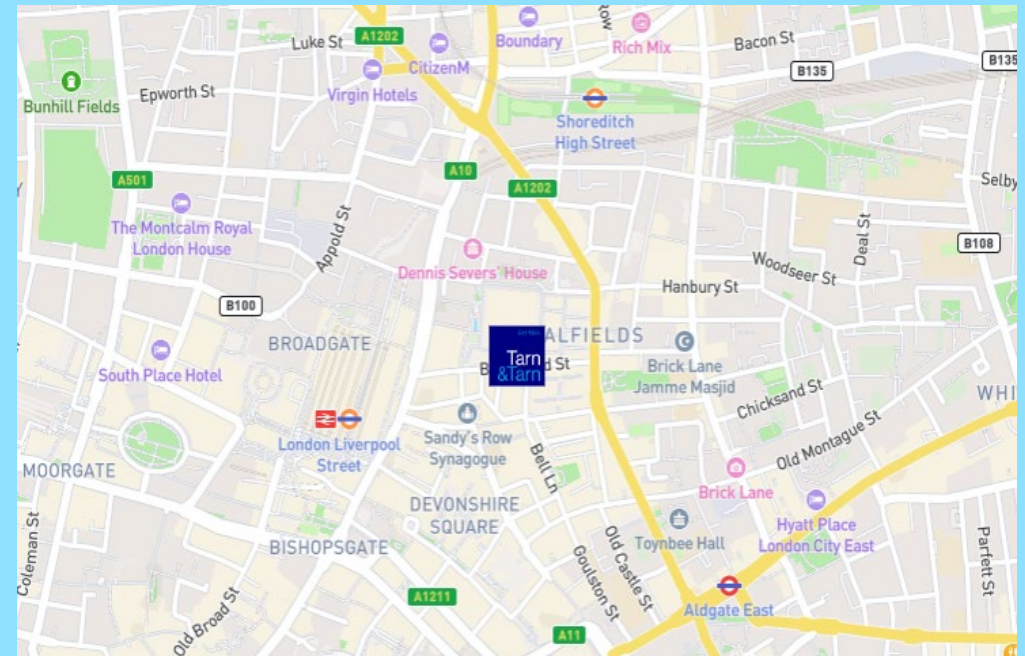
THE AREA

Situated just a stone's throw from the renowned old Spitalfields market, the building is located on the west side of Crispin street just off Brushfield street and close to the edge of the city's square mile in the heart of Spitalfields. The property stands at the doorstep of the Spitalfields market, Shoreditch and brick lane, now an established office/retail 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

-  Liverpool Street (11-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Aldgate East (6-minute walk) – **Hammersmith & City**, **District**
-  Shoreditch High Street (9-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	FT ²	M ²
GF + Basement – Commercial	669	62.15
TOTAL	669	62.15

SUMMARY

Available size	669 sq ft
Asking rent	£45,000
Business Rates	TBC
Service Charge	N/A
Legal Fees	Each party to bear their own costs.

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.

BUILDING INSURANCE

TBC

LOCAL AUTHORITY

London Borough of Towers Hamlet

TERMS

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

VAT

Not Applicable



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VIEWINGS

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