

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

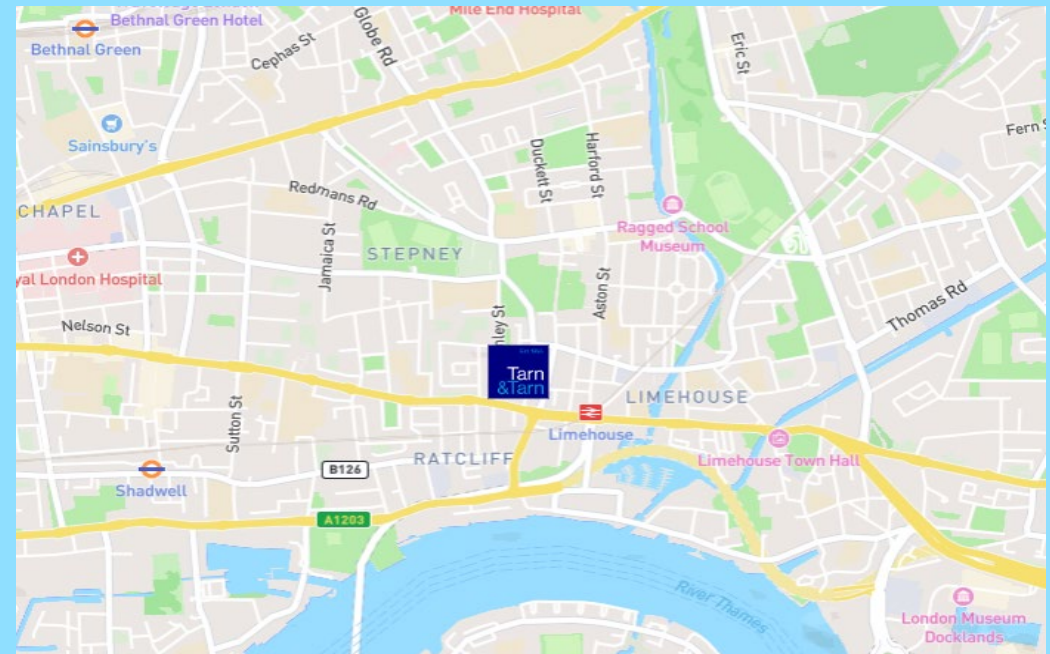
## THE AREA

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				
<b>TOTAL</b>	<b>3,043</b>	<b>£65,000</b>	<b>£1,676</b>	<b>£22,145</b>	<b>£88,821</b>

# TERMS

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

# BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

# LOCAL AUTHORITY

London Borough of Tower Hamlets

# LEGAL COSTS

Each party to bear their own costs



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## VIEWINGS

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**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

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**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)



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