

Tarn
&Tarn

**SELF CONTAINED E-
CLASS UNIT**
1,345 FT²



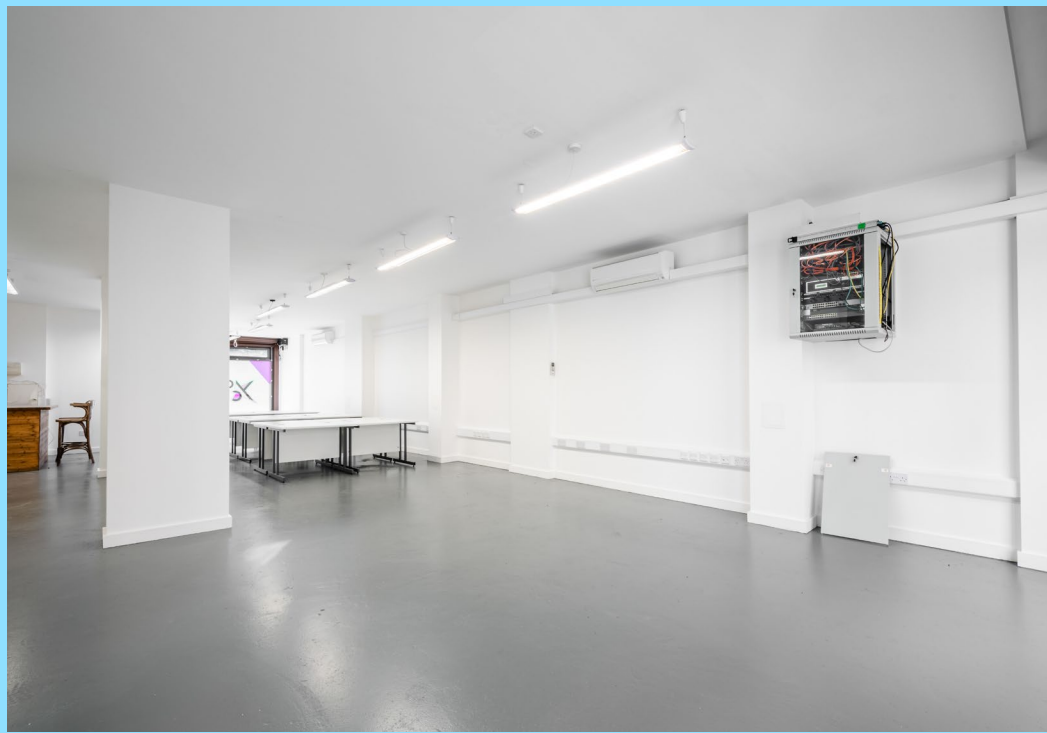
DESCRIPTION

The available accommodation consists of a self-contained ground-floor commercial unit within a mixed-use development. The unit features a good floor-to-ceiling height, two meeting rooms, a communal courtyard, electric shutters, and DDA-compliant WC facilities, along with a kitchenette. These amenities make it an ideal choice for a variety of E-Class businesses, ranging from a coffee shop to a workspace, seeking a location in the Spitalfields area.

SUMMARY

- Good Floor-to-Ceiling Height
- Communal Courtyard
- DDA Compliant
- Good Natural Light
- AC System
- Security Shutters
- Two Meeting Rooms





LOCATION

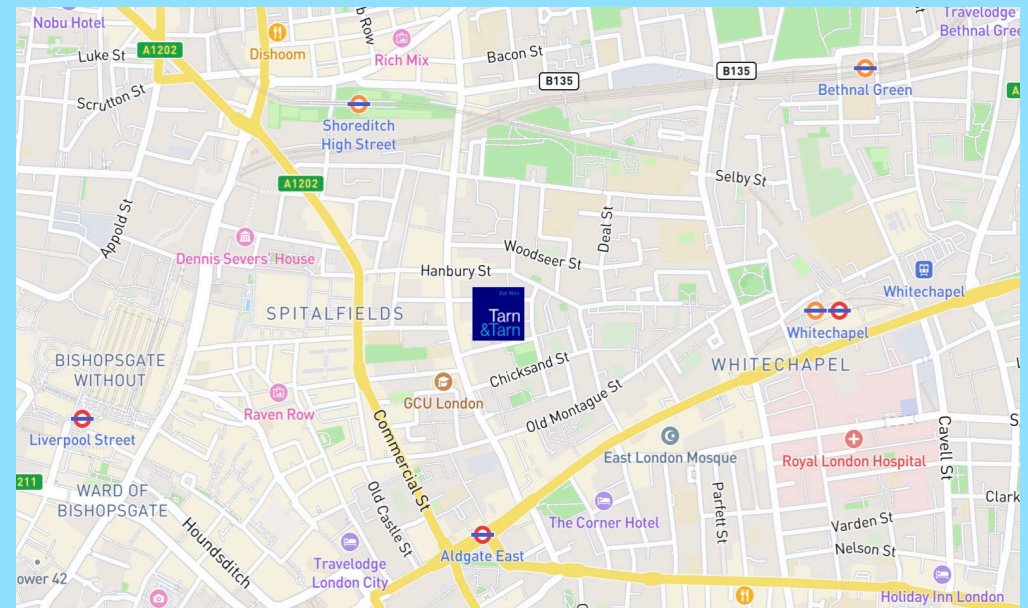
THE AREA

Located on the North side of Heneage Street close to its junction with Spelman Street in the heart of Spitalfields. The property lies in close proximity to the vibrant Brick Lane and Spitalfields market. The area is also well served by public transport, with Liverpool Street, Shoreditch High Street, and Aldgate East stations located within easy walking distance.



TRANSPORT

-  Aldgate East (7-minute walk) – **Hammersmith & City** and **District Line**
-  Shoreditch High Street (12-minute walk) – **Overground Line**
-  Liverpool Street (12-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and **National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	1,345				
TOTAL	1,345	£40,350 (£30 psf)	£1,435.79	£13,348.25	£55,134.04

TERMS

A new F.R.I Lease to be contracted outside the Act 1954.

BUILDING INSURANCE

Included in the service Charge

VAT

Applicable

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



Est. 1955

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&Tarn

VIEWINGS

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