

Tarn &Tarn

HIGH EXPOSURE CORNER E-CLASS UNIT 921 FT²



DESCRIPTION

This self-contained retail unit is arranged over ground and lower ground floors, providing an open plan layout with excellent natural light at street level. The property occupies a prominent corner position with substantial frontage, ensuring strong visibility and exposure to passing trade. The accommodation benefits from CCTV and an alarm system, offering enhanced security, together with 24-hour access for maximum trading flexibility. The unit is ideally situated in a prime location for retailers seeking a highly accessible and well-presented space.

SUMMARY

- Close Proximity to Liverpool Street Station
- Open Plan
- Self-Contained
- Alarm
- Air Conditioning
- Great Ceiling Height
- Corner Presence





LOCATION

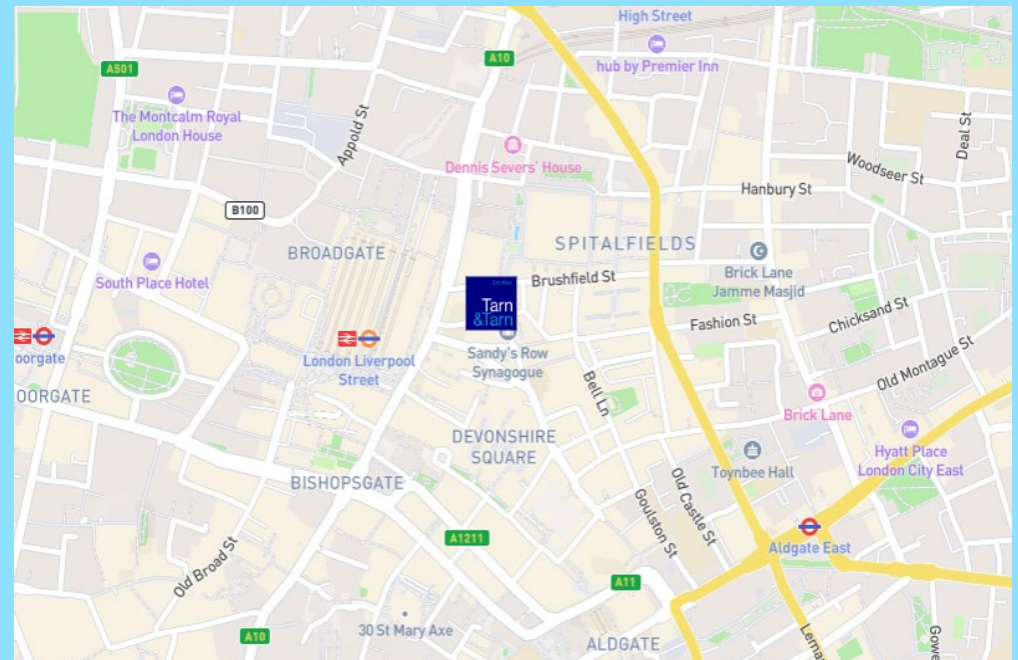
THE AREA

The property is located on the South side of Artillery Lane, right in the centre of Spitalfields. It benefits from excellent access to the vibrant amenities of Spitalfields Market, Bishopsgate, the Truman Brewery and Broadgate, while Liverpool Street station is only a short walk away. The area is home to a strong mix of occupiers, with major office tenants such as Allen & Overy and NatWest, alongside well-known retailers including On Running, Eataly, COS and Aesop.



TRANSPORT

-  Liverpool Street (2-minute walk) - **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services
-  Aldgate (11-minute walk) – **Circle** and **Metropolitan**
-  Shoreditch High Street (11-minute walk) – **Overground Line**



ACCOMMODATION

FLOORS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND	475				
LOWER GROUND	446				
TOTAL	921	£59,000	N/A	£26,197.5	£85,197.5

TERMS

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

BUILDING INSURANCE

TBA

VAT

Not Applicable

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.

LOCAL AUTHORITY

London Borough of Towers Hamlet



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.