

LANA HOUSE, D304, EC2

1,145 SQ FT

WAREHOUSE OFFICE SPACE IN THE
HEART OF SPITALFIELDS
COMMERCIAL STREET, E1



HU 2

112 GODFREY PHILLIPS LTD 112

Beckish
Cottrell & Co.
020 7375 3444
Office
For Rent

20
ZONE

HERO STREET E1

20

Nando's

Open every day 11am - 11pm

OST

1st City
Self Drive



DESCRIPTION

A media style workspace located on the 3rd floor of this former Victorian warehouse building, benefiting from excellent natural light and offering mainly open-plan studio/office space.

The unit would ideally suit a variety of commercial occupiers within the tech, media and creative sectors.

WAREHOUSE OFFICE SPACE IN THE HEART OF SPITALFIELDS

AMENITIES



EXCELLENT
TRANSPORT LINKS



PRIME
LOCATION



OPEN PLAN



MEETING ROOMS



24 HOUR ACCESS



EXCELLENT
NATURAL LIGHT



WAREHOUSE
STYLE FEATURES



GREAT CEILING
HEIGHTS



E CLASS USE



TRANSPORT

Shoreditch High Street - 4 mins



Liverpool Street – 17 mins



Old Street – 13 mins

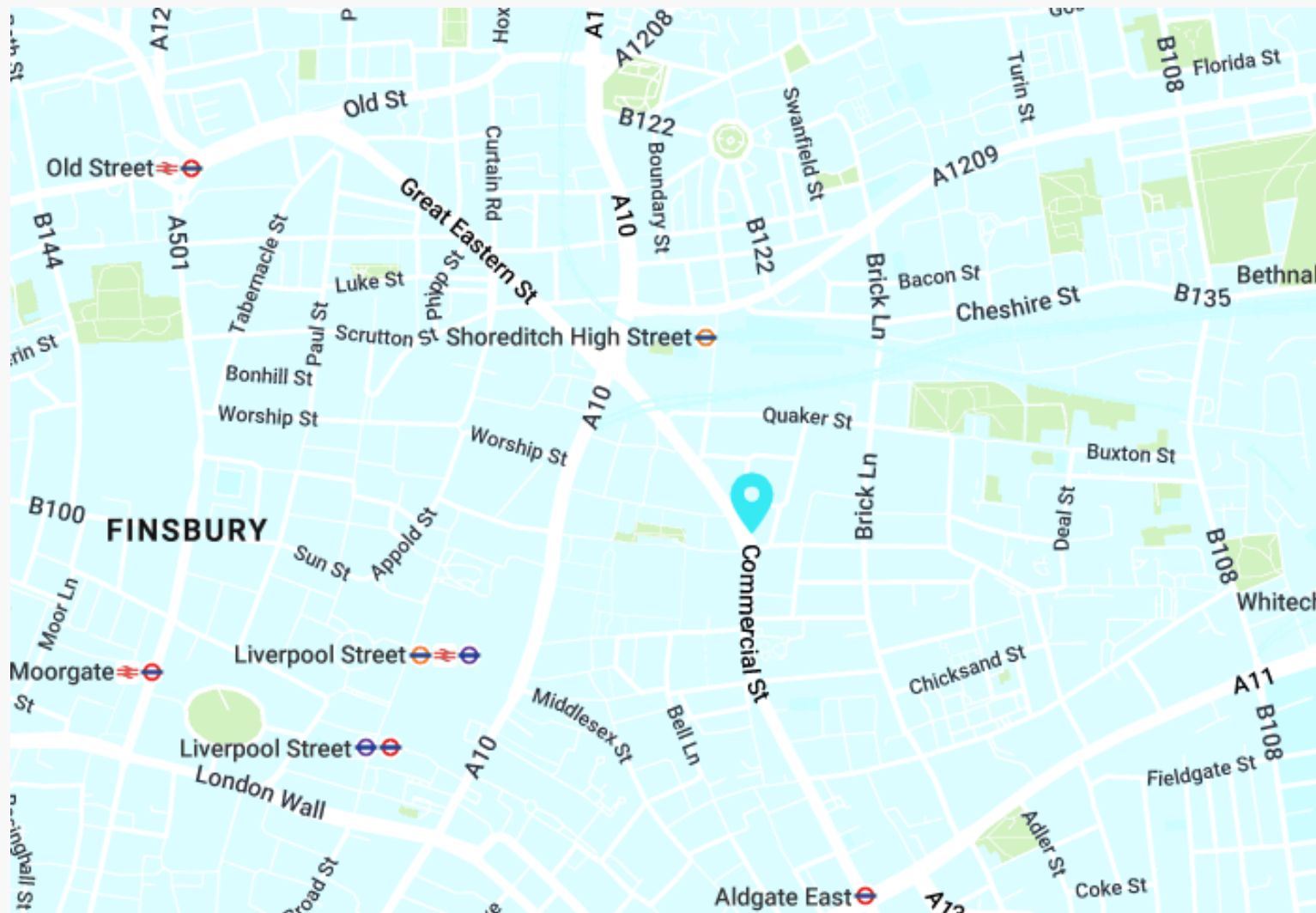


AREA

Located on Commercial Street in the heart of Spitalfields. The premises is situated amongst a host of bars and restaurants and is adjacent to the Truman Brewery complex, Spitalfields market, and Brick Lane.

The property is also within short walking distance of Liverpool Street Station, Old Street Station and Shoreditch High Street Station.

LOCATION



AVAILABILITY

LEASE	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 RD Floor	1,145	Available	£29.50	£10.70	£9.00	£4,694

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website



LEGAL COSTS

Each party to bear their own costs

VAT

VAT is applicable.

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254



JACOB DOBRIN
AGENCY
jacob@belcor.london
07956 195 700

020 7375 3444
www.belcor.london