

Est.1955

Tarn
&Tarn

49 COMMERCIAL
STREET
SPITALFIELDS
E1 6BD

PRIME LOCATION
E-CLASS UNIT
678 FT²



DESCRIPTION

The available accommodation comprises ground floor and basement retail/showroom space, situated in a high footfall area. The unit benefits from excellent natural light, generous ceiling heights, and strong street presence, making it well-suited to a wide range of retail or showroom operators.

SUMMARY

- Busy Footfall Location
- Security Shutters
- LED Lights
- Kitchenette
- WC Facilities
- Close Proximity to Aldgate East Station





LOCATION

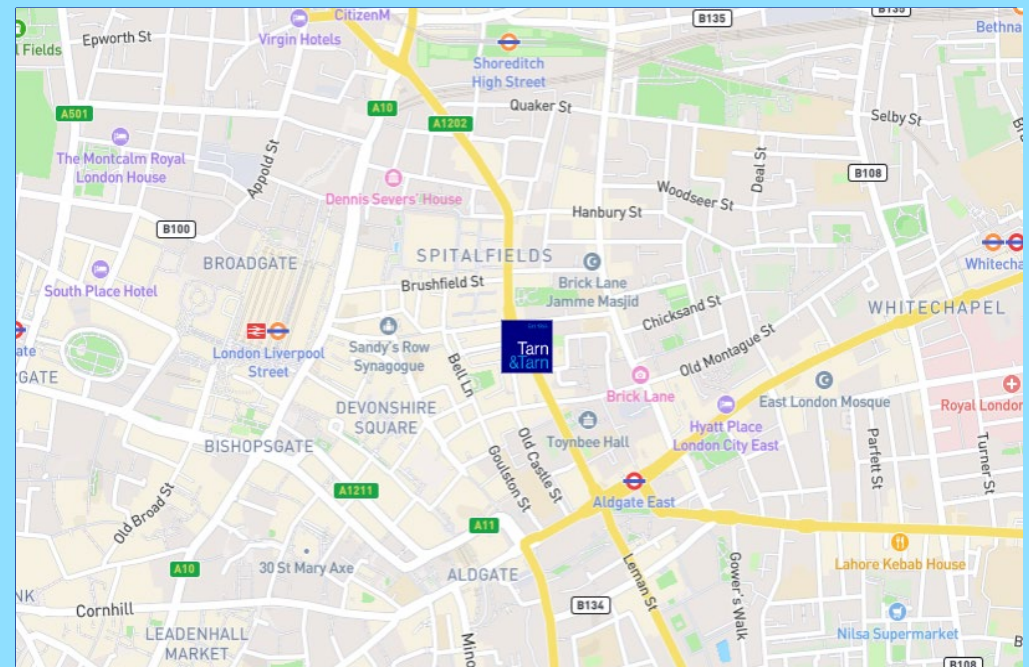
THE AREA

Located on the East side of Commercial Street, close to its junction with Wentworth Street on the edge of the City's Square Mile in the heart of Spitalfields. The property lies in close proximity to Spitalfields Market, Shoreditch, and Brick Lane, now an established office 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

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



ACCOMMODATION

FLOOR / UNITS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	301				
LOWER GROUND	377				
TOTAL	678 FT²	£30,000 PA	N/A	£ 10354.25 PA	£40,354.25 PA

TERMS

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

BUILDING INSURANCE

Current Cost : TBC

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 Tower Hamlets



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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.