

Est. 1955

# Tarn &Tarn

**GROUND FLOOR**  
**47 HENEAGE STREET**  
**LONDON**  
**E1 5LJ**

**SELF-CONTAINED**  
**OFFICE/STUDIO IN**  
**THE HEART OF**  
**SPITALFIELDS**

**836 SQFT**



# DESCRIPTION

The available accommodation comprises 836 sq ft of open-plan office space on the ground floor of this well-appointed mixed-use building. Flooded with natural light throughout, the space offers a versatile, open-plan layout alongside a fully equipped kitchenette — ideal for creating a productive and welcoming working environment.

Suitable for a wide range of occupiers, the unit would lend itself well to architects, designers, creative studios, consultancies, or professional services — with the exception of restaurant or catering use.

# SUMMARY

- Electric Shutters
- Self-contained
- High-Ceilings
- Kitchenette
- Concrete Flooring
- Natural Light
- Corner Position
- A/C





# LOCATION




## THE AREA

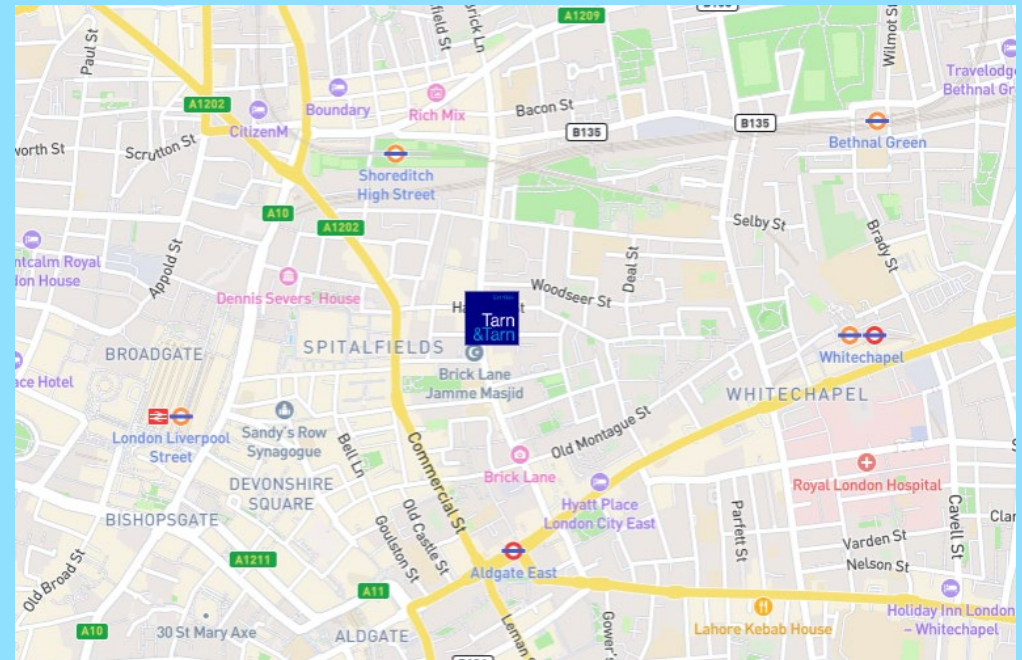
The property occupies a prominent corner position at the junction of Heneage Street and Spelman Street, in the heart of Spitalfields. The surrounding area is well-served by an eclectic mix of amenities, including the Truman Brewery complex, the renowned Spitalfields market, and the vibrant retail, dining, and cultural offerings of nearby Brick Lane and Shoreditch.

The location benefits from excellent public transport connectivity, with Aldgate East, Liverpool Street, and Shoreditch High Street stations all within easy walking distance.



## TRANSPORT

-  Shoreditch High Street (8-minute walk) – **Overground Line**
-  Aldgate East (10-minute walk) – **National Rail Services**
-  Liverpool Street (14-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and **National Rail Services**



## ACCOMMODATION

UNITS/FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	836	£31,000	TBA	Est. £10,368	£41,368
<b>TOTAL</b>	<b>836</b>				

## TERMS

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

## VAT

Applicable

## BUILDING INSURANCE

TBA

## LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn  
&Tarn

## VIEWINGS

---

**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

---

**ARTHUR NOWICKI**  
T 07792 711461  
E [ARTHUR@TARN-TARN.CO.UK](mailto:ARTHUR@TARN-TARN.CO.UK)

**SHIVRAJ SAHNI**  
T 07802 467098  
E [SHIVRAJ@TARN-TARN.CO.UK](mailto:SHIVRAJ@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.**