

**UNIT 1.4, 11-29 FASHION
STREET, EI**

1,350 GIA SQ FT
CONVERTED WAREHOUSE OFFICE
ENERGY EFFICIENT A-RATED EPC ALL ELECTRIC
SPITALFIELDS, EI



DESCRIPTION

A fantastic 1st floor unit that has been comprehensively refurbished to provide a stunning loft style office space within an attractive period warehouse building. The unit is a bright, light office that benefits from an open-plan layout with good ceiling heights, openable windows, 100mb fibre broadband included & pre-wired to the unit, kitchenette, and a communal courtyard for bike parking. The unit should be of strong interest to media, tech and creative occupiers.

AMENITIES



EXCELLENT
TRANSPORT LINKS



SELF-CONTAINED



FULLY FITTED



BIKE RACKS



PRIME
LOCATION



EXCELLENT
NATURAL LIGHT



AIR
CONDITIONING



FIBRE OPTIC



COURTYARD

SPITALFIELDS CONVERTED WAREHOUSE OFFICE





TRANSPORT

Shoreditch Highstreet – 6 mins



Liverpool Street – 7 mins



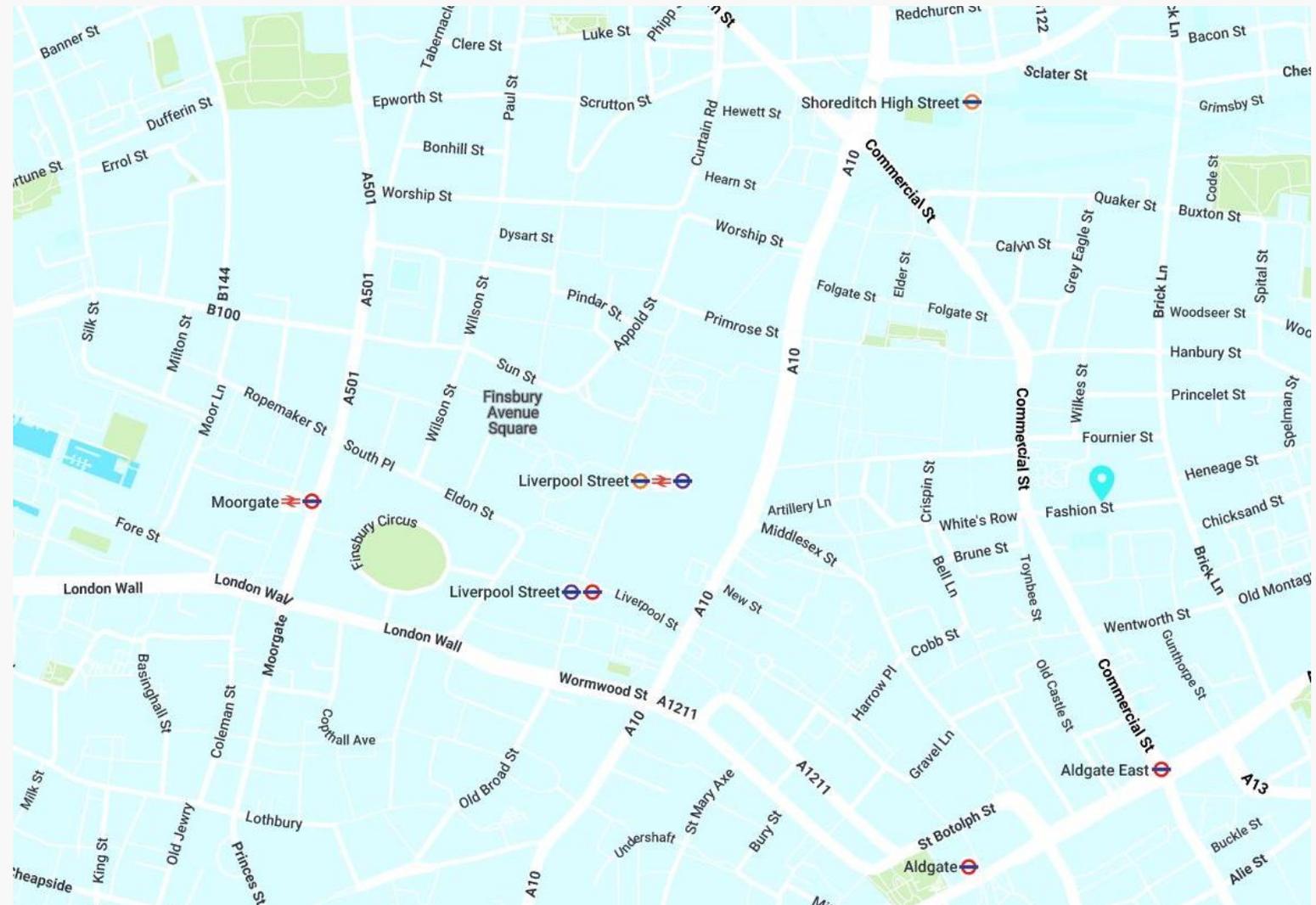
Aldgate East – 8 mins



AREA

The property is situated on the north side of Fashion Street opposite Instituto Marangoni in this highly sought after location, linking Commercial Street and Brick Lane in the heart of Spitalfields. Local amenities include numerous retail and restaurant outlets within Spitalfields market and Truman Brewery. The area also benefits from excellent transport links being within a short walking distance of Liverpool Street, Shoreditch High Street and Aldgate East.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1.4	1,350	Available	£52.50	£12.13	£6.00	£7,945

LEASE

New lease to be contracted outside the Landlord & Tenant Act.

TIMING

Available immediately.

CONTENT

View on our website



EPC

EPC Rating: A

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis.

VIEWINGS VIA JOINT SOLE AGENTS

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