

Est. 1955

Tarn &Tarn

**UNIT 1 ROPEWALK
GARDENS
E1 1PJ**

**Ground Floor E-
Class in the heart of
Whitechapel**



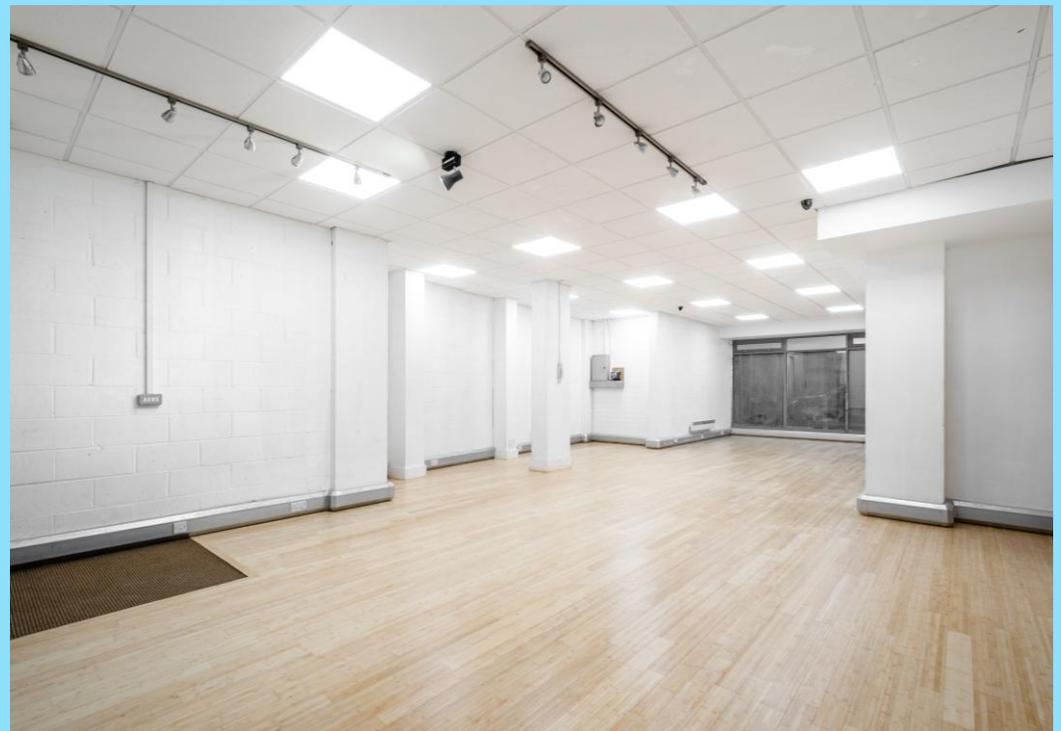
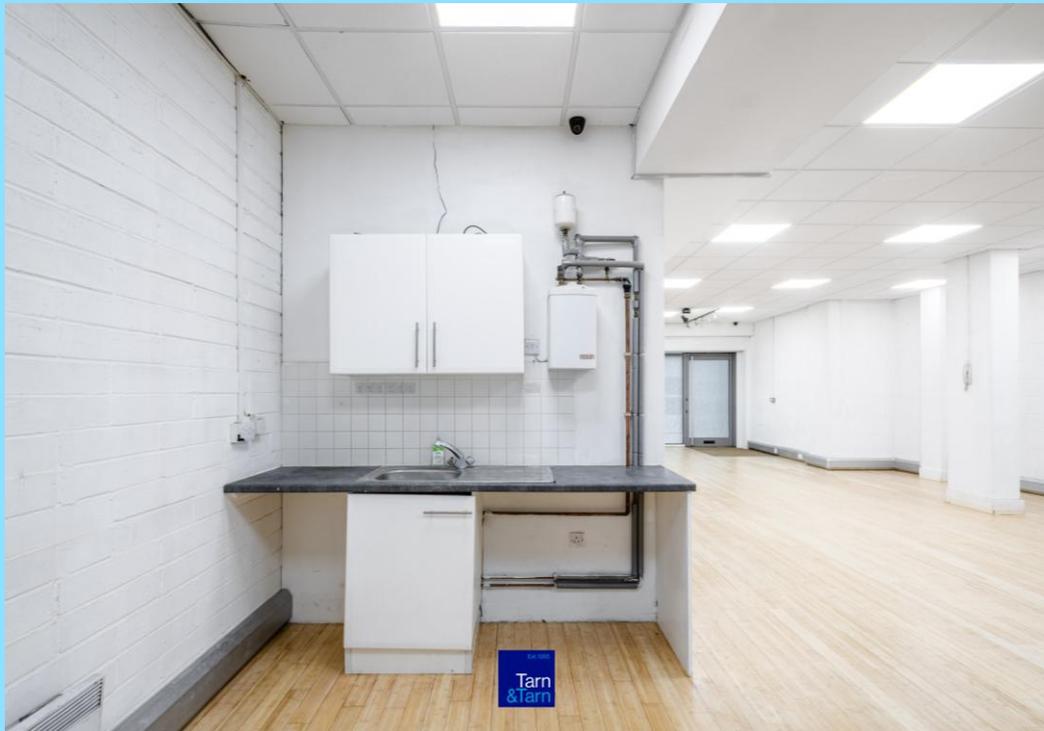
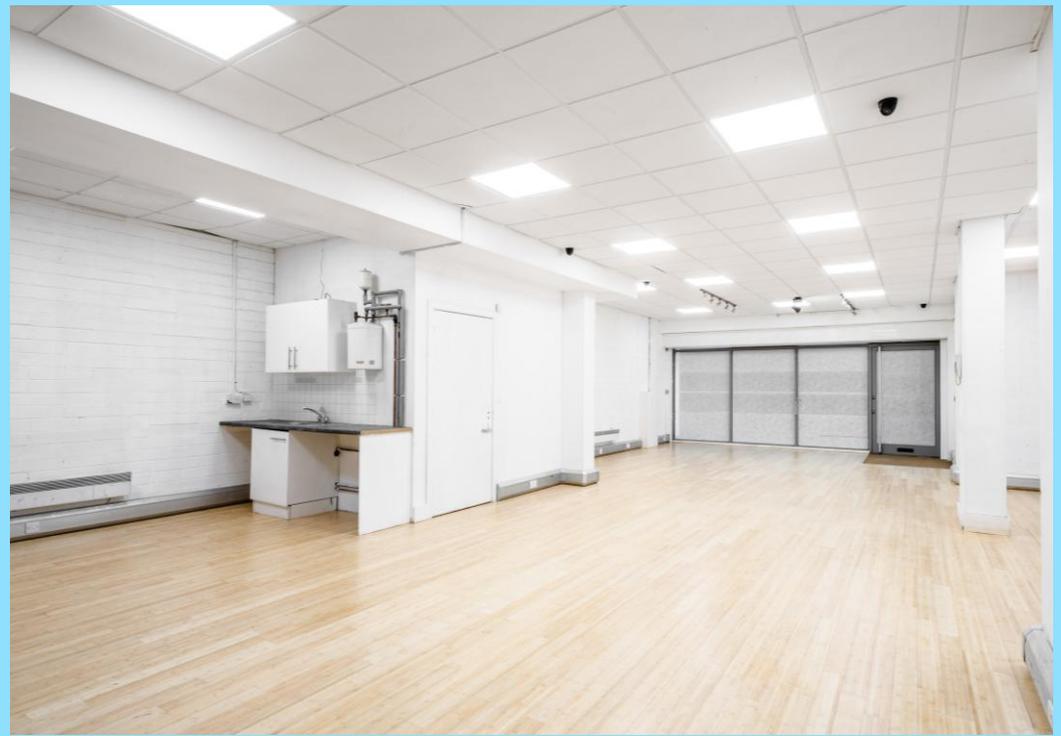
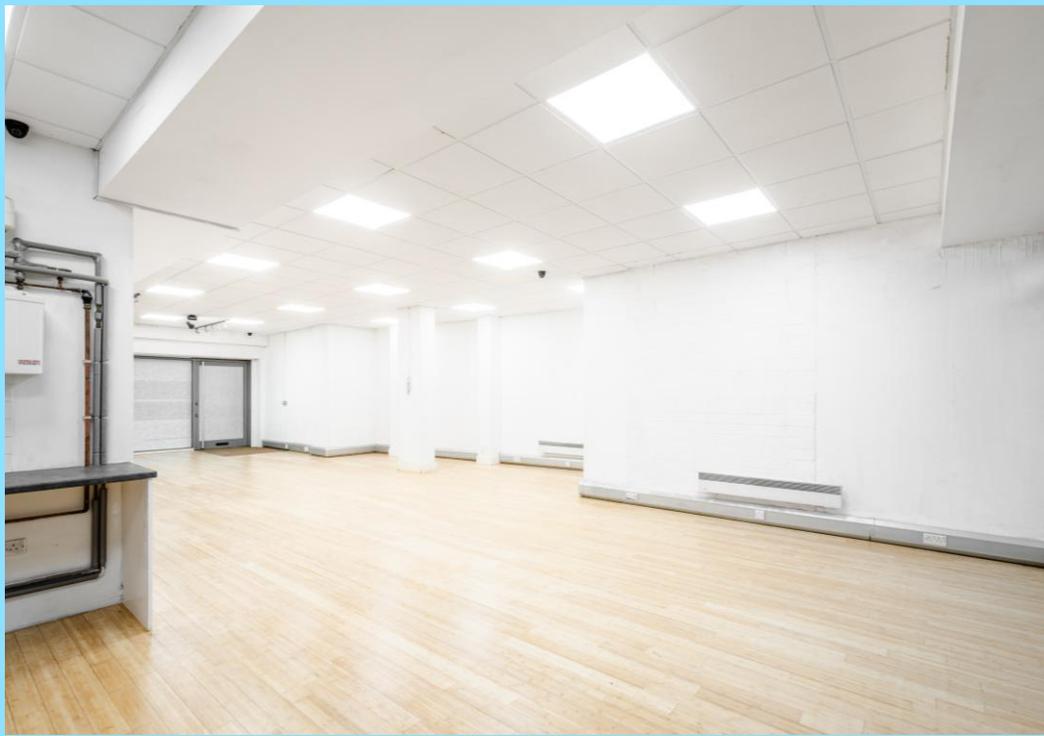
DESCRIPTION

Ropewalk Gardens is a multi-storey, landmark development comprising five commercial ground floor retail/showroom units. This self-contained unit benefits from a huge open plan layout with full length windows, timber flooring, good access from Ropewalk Gardens as well as from Umberston Street and parking facilities.

SUMMARY

- Floor to ceiling windows
- Allocated Parking
- Security Gate
- Natural Light
- Self Contained
- Open Plan
- Security Shutters
- WC/Kitchenette Facilities





LOCATION

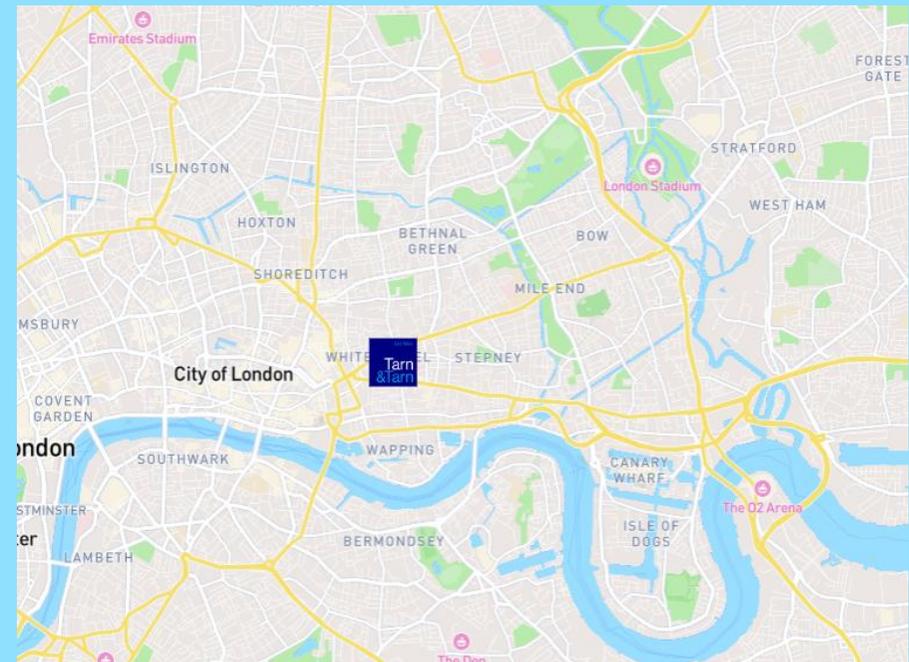
THE AREA

Located just of the south side of Commercial Road, in the heart of the East End's fashion district, this property has two frontages on both Umberston Street and Ropewalk Gardens. The local area is well served by London transport bus and underground services, with Aldgate East & Whitechapel Stations being within easy walking distance.



TRANSPORT

-  Aldgate East (6-minute Walk) – District Line, H&C Line, Elizabeth Line
-  LIVERPOOL STREET (15-minute walk) – Central Line, Elizabeth Line, London Overground



ACCOMMODATION

UNITS/FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR	AVAILABILITY
Unit 1	1,100	£32,500	£2814	£13,223.50	£64,074	AVAILABLE
TOTAL	1,100					

TERMS

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

BUILDING INSURANCE

£1500 per annum

VAT

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 Hackney



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Tarn
&Tarn

VIEWINGS

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