BELCOR

11-29 FASHION STREET, SPITALFIELDS E1

1,981 SQ FT
RARE SPITALFIELDS COVERTED WAREHOUSE OFFICE WITH PARKING AVAILABLE BY SALE OR LEASE
SPITALFIELDS, E1

BELCOR

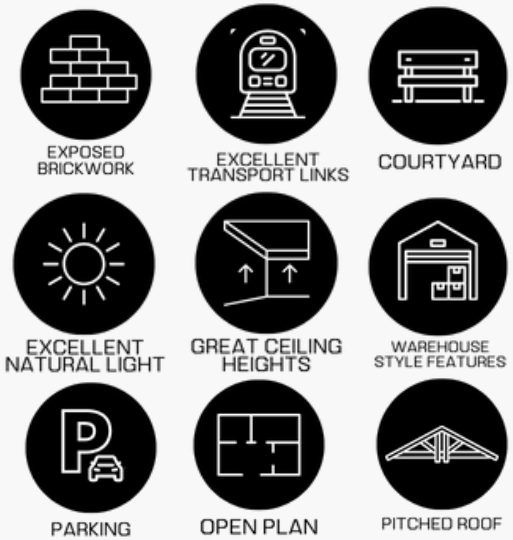
FASHION STREET
SPITALFIELDS E1

CHARACTER DUPLEX OFFICE UNIT FOR SALE WITH PARKING

DESCRIPTION

Comprising a duplex penthouse studio occupying the first & second floors within this period former warehouse building. The property benefits from a self-contained entrance and a communal front private gated courtyard. The unit offers many attractive features with exposed brickwork, exposed timber joists, crittal style windows, good natural light, air conditioning, separate meeting room and 2 parking spaces.

AMENITIES



BELCOR

FASHION STREET
SPITALFIELDS E1

TRANSPORT

Shoreditch Highstreet – 6 mins

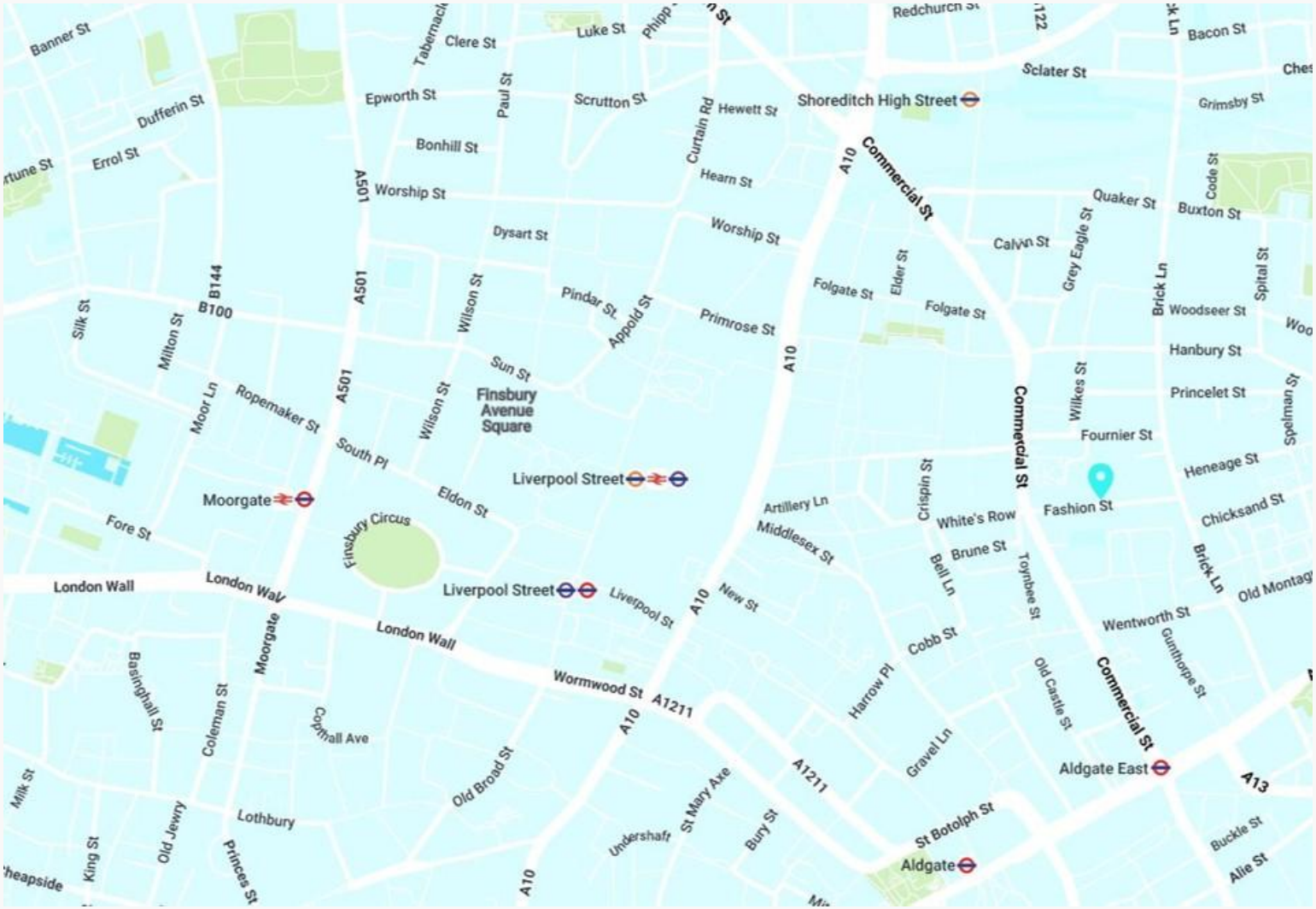
Liverpool Street– 7 mins

Aldgate East – 8 mins

AREA

The property is situated in a quaint gated mews style location opposite leading fashion, art and design school 'Istituto Marangoni' in this highly sought after City fringe location. Local amenities include numerous retail and restaurant outlets within Spitalfields market, Brick Lane, Commercial Street and Truman Brewery. The area benefits from excellent transport links being a short walking distance to Liverpool Street, Shoreditch High Street & Aldgate East stations.

LOCATION



BELCOR

FASHION STREET
SPITALFIELDS E1

AVAILABILITY

FLOOR	SIZE (SQ FT)	RENT (PSF)	PRICE	RATES (PA)	SERVICE CHARGE (PSF)
2nd	998				
1st	983				
Total	1,981	£45.00	£1,350,000	£9.22	£6.00

TENURE

Available by way of new lease to be contracted out of the Landlord and Tenant Act 1954 or by purchase of the Long Leasehold

BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

CONTENT

View on our website

SERVICE CHARGE

£6.00 per sq ft

GROUND RENT

£833 per annum

*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.

BELCOR

VIEWINGS VIA SOLE AGENTS

BELCOR

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

TEAM

JOE MEISEL MRICS
PARTNER
jm@belcor.london
07872 350 838

DANIEL JACKSON
AGENCY
dj@belcor.london
07725 203 254