

Tarn &Tarn

**EXCEPTIONAL
CENTRAL LONDON
RECORDING STUDIO –
FULLY EQUIPPED &
READY TO OCCUPY
1,700 FT²**



DESCRIPTION

The studios have been built to a high technical specification and are presented in excellent condition throughout. Each studio comprises a control room, live room, and vocal booth, with one benefiting from an additional machine room and storage space. The layout also includes a fully fitted kitchen with a pantry and laundry area, a comfortable lounge space, and a private WC. The property is secure and easily accessible, featuring a separate entrance through a glass-fronted lobby with multiple access controls. A private lift provides disabled access directly to the studio level. The entrance door is steel-framed with triple locking, and the building benefits from CCTV coverage throughout. This property offers a unique opportunity for music producers, sound engineers, and creative professionals seeking a fully operational, acoustically treated studio facility in a Central London location — ready for immediate occupation and use.

SUMMARY

- Excellent Transport Links
- High Quality Fit-Out with Soundproofing in Place
- Two Acoustically Treated Recording Studios – Each with a Control Room, Live Room, and Vocal Room
- Self Contained
- Disabled Access via Lift
- CCTV
- Fully Fitted Kitchen








LOCATION

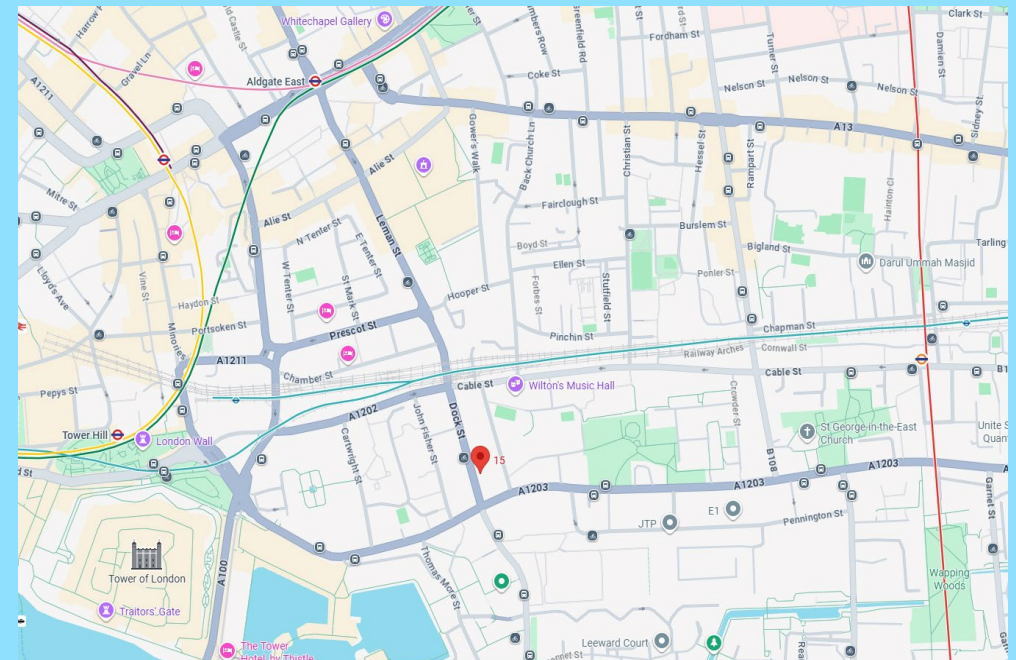
THE AREA

Dock Street is positioned within London's eastern city fringe, just north of St Katharine Docks and within easy reach of Aldgate, Spitalfields, Tower Hill, and Wapping. The area offers an excellent range of local amenities including cafés, restaurants, and creative workspaces. Transport links are outstanding, with nearby access to Tower Hill (Circle and District lines), Aldgate (Metropolitan line), Fenchurch Street (mainline), Shadwell (Overground and DLR), and Liverpool Street, connecting directly to the Elizabeth Line.



TRANSPORT

-  Tower Gateway (7-minute walk) – **DLR Line**
-  Tower Hill (10-minute walk) – **District Line & Circle Line**
-  Shadwell (13-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	PRICE	SERVICE CHARGE	BUSINESS RATES	AVAILABILITY
LOWER GROUND – UNIT C2	1,700	£550,000	Approx. £9,500	EXEMPT	AVAILABLE
TOTAL	1,700				

TERMS

Long Leasehold – 125 Years (107 Years Unexpired)

BUILDING INSURANCE

£89 pcm

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 Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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