

Est. 1955

Tarn
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7 EAST TENTER
STREET & 31A
SCARBOROUGH
STREET
ALDGATE
LONDON
E18DN

SELF CONTAINED
GROUND FLOOR
COMMERCIAL UNIT
1,800 – 3,175 SQFT



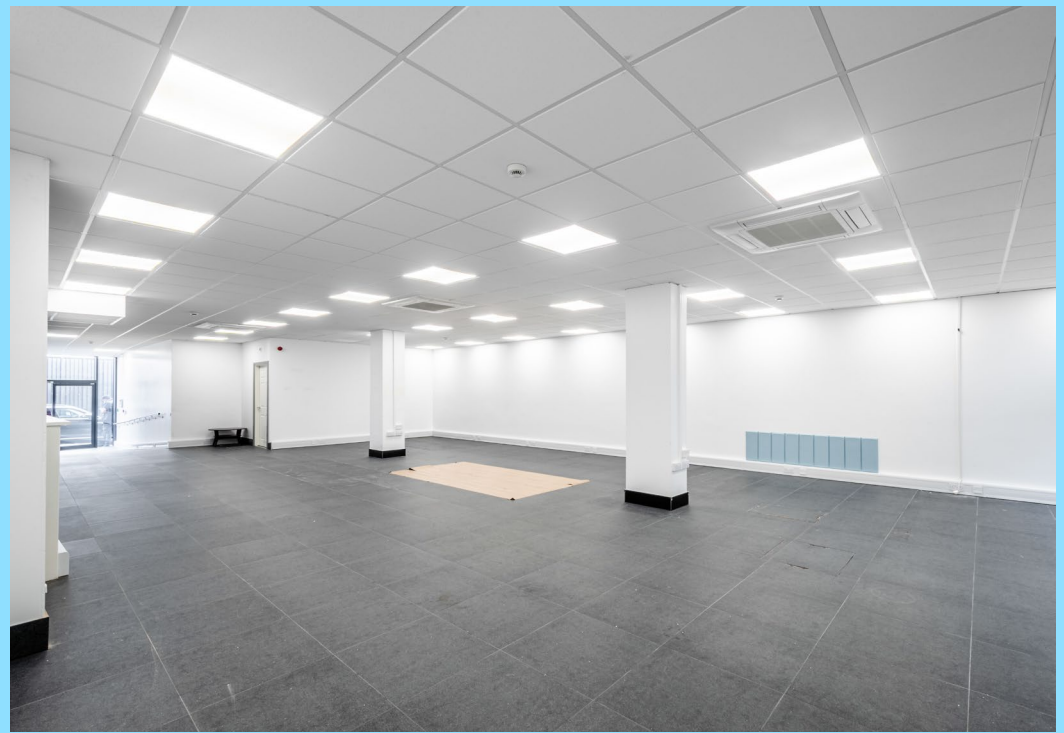
DESCRIPTION

31A Scarborough Street and 17 East Tenter Street comprise a well-positioned commercial opportunity in the heart of East London. The properties offer a versatile mix of accommodation, providing an excellent opportunity for occupiers seeking well-located premises within close proximity to the City, Spitalfields and Brick Lane. The spaces benefit from strong local amenities, excellent transport connections and the vibrant commercial environment of the surrounding area. Suitable for a range of occupiers, the properties provide flexibility for businesses looking for well-connected premises in an established and increasingly popular East London location.

SUMMARY

- Flexible accommodation suitable for a variety of occupiers
- Good transport connections
- Good ceiling height
- Good natural light
- Self Contained
- DDA Compliant
- Meeting Rooms
- 24/7 Access
- AC
- Available to let together or separately





LOCATION

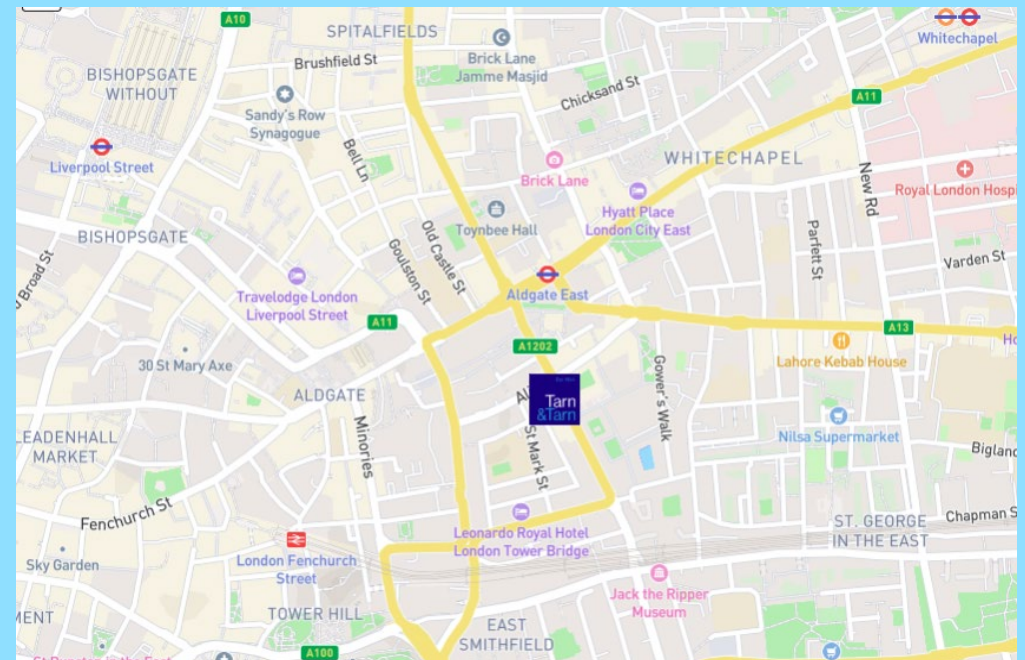
THE AREA

The location is situated in the Aldgate/Whitechapel area of East London, on a quiet street between Leman Street and Prescott Street. The property benefits from excellent connectivity, with Aldgate East Underground Station approximately a 6-minute walk away, while Aldgate, Tower Hill and Whitechapel stations are also within easy reach. Goodman's Fields is just a short walk away, providing a range of restaurants, shops, fitness facilities and green space, while the City of London and Liverpool Street are easily accessible.



TRANSPORT

-  Aldgate East (7-minute walk) – **Hammersmith & City Line** & **District Line**
-  Whitechapel (11-minute walk) – **Overground Line**, **Hammersmith & City Line**, **District Line**, **Elizabeth Line**
-  Shadwell (11-minute walk) – **Overground Line** & **DLR Line**



ACCOMMODATION

ADDRESS / FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
7 EAST TENTER STREET – GROUND FLOOR	1,800	£20 PSF	£2 psf	£18,684	£58,284
31A SCARBOROUGH STREET – GROUND FLOOR	3,175	£20 PSF	£2 psf	£45,600	£115,450
TOTAL	4,975				

BUSINESS RATES

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

TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

BUILDING INSURANCE

TBC

USE CLASS

Use Class E

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.

LOCAL AUTHORITY

London Borough of Tower Hamlets

VAT

N/A

EPC

TBC



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Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.