



9-13 Osborn Street

Aldgate, London, E1 6TD

Self-Contained Building Near Aldgate East Station

4,391 sq ft
(407.94 sq m)

- Suitable for: Gym/Leisure Use, Office Use, Medical Use
- Excellent Transport Connectivity
- Self-Contained Building
- Open Plan
- 3x WC Facilities including Shower Facility
- No Service Charge
- Good Ceiling Height with Great Natural Light Throughout
- Newly Refurbished
- AC

- Note: The freeholder will deliver the property in clean "White Box" condition, subject to contract

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Summary

Available Size	4,391 sq ft
Rent	£30 per sq ft
Business Rates	TBC
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available accommodation is a self-contained building spread across the Ground Floor, First Floor, and Basement. It features three W/C facilities, including one with a shower. Additional amenities include no service charge, air conditioning, good ceiling height, and abundant natural light throughout. This distinctive building is ideal for a range of E-class businesses, including fashion, leisure, medical, and other enterprises seeking a unique space in the Aldgate/Whitechapel area.

Note: The freeholder will hand over the property in a clean “White Box” condition and paint the external.

Location

The property is located on the South side of Osborn Street, close to its junction with Brick Lane & Wentworth Street in the heart of Spitalfields. The area is well served by many local retail and restaurant amenities, with the Truman Brewery, Old Spitalfields Market, and Brick Lane all in close proximity. The area is also well served by local public transport, with Aldgate East, Liverpool Street and Shoreditch High Street stations within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground	1,380
Lower Ground	1,458
1st	1,553

Viewings

Strictly by appointments only.

Terms

A new FRI lease to be contracted outside the landlord and tenant act 1954.
Lease Length: 5 Years max.

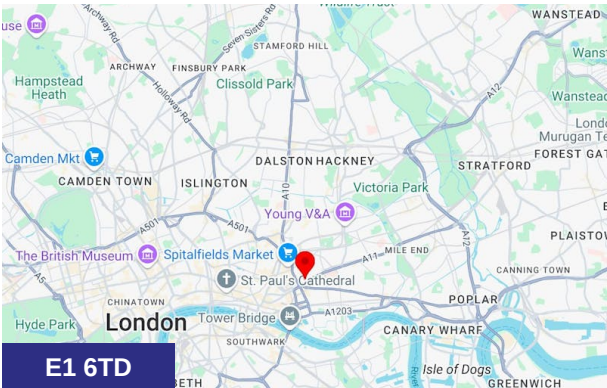
Building Insurance

TBC

VAT

TBC

Legal Costs



Viewing & Further Information

Arthur Nowicki

0207 377 8989 | 07792711461
arthur@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111
luke@tarn-tarn.co.uk

Gasper Koscik

0207 377 8989 | 07802453663
gasper@tarn-tarn.co.uk

Each party is to bear their own costs.

ILLUSTRATIVE IMAGES NOTICE

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