

Dragoon House, 37 Artillery Lane, Spitalfields, London, E1 7LP

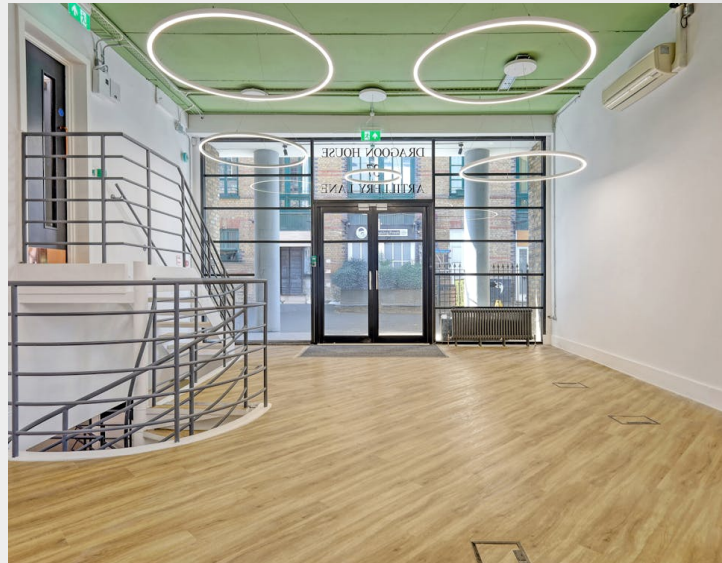
TO LET

Healthcare / Office

2,918 sq ft / 271.1 sq m

£150,000 per annum

A striking and newly refurbished self contained commercial building moments from Liverpool Street station & Spitalfields Market



- Imposing self-contained building with street frontage
- Exposed concrete finishes
- Air conditioning throughout
- Fully cabled with underfloor trunking
- New and impressive ground floor frontage
- Superb top floor meeting room
- Newly fitted WCs & shower
- Passenger lift
- Full access control system

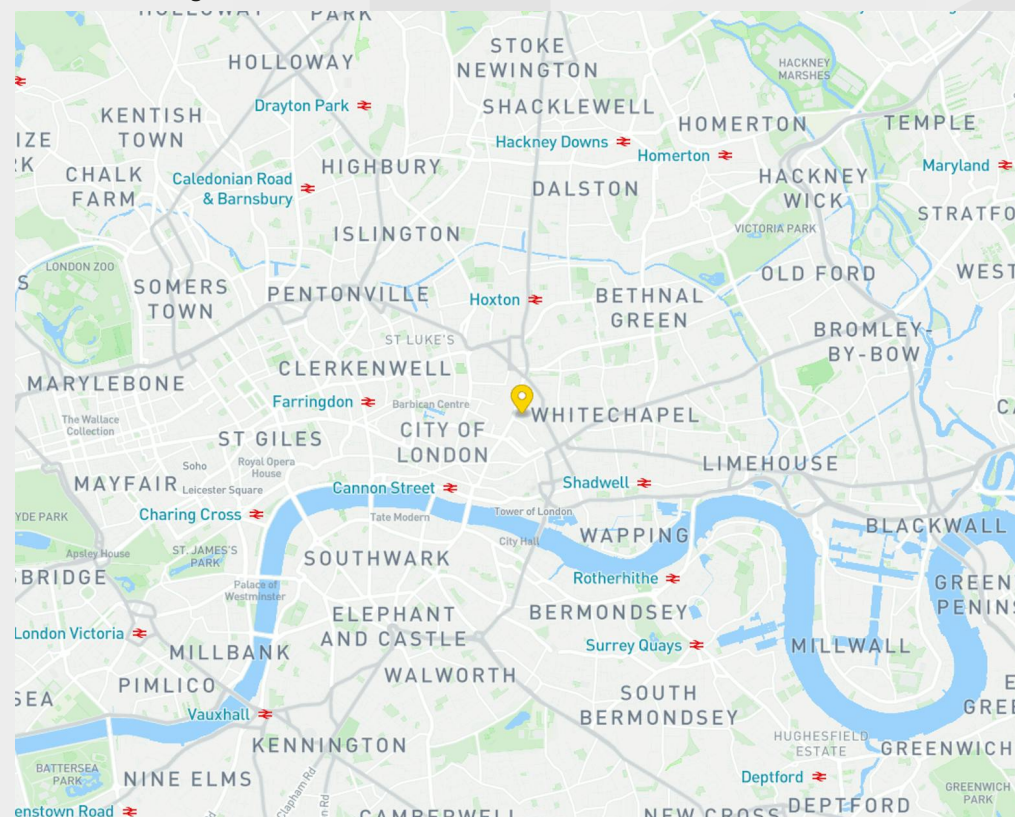


Description

A self contained office building arranged over lower ground, ground and 1st to 3rd floors with prominent frontage to Artillery Lane. The accommodation has been refurbished to provide contemporary finishes with expose concrete slab ceilings, new crittal style ground floor fenestration, linear LED lighting, re-fitted WCs, and new flooring throughout. The building has fantastic levels of daylight and the vaulted top floor benefits from an exceptional meeting space with double height fenestration facing the City. The building would suit a range of office and medical occupiers – particularly those wanting ground floor presence.

Location

Superbly located within the heart of Spitalfields, and moments from Spitalfields Market, the location supports a diverse range of quality retail and F&B businesses, such as Canto Corvino, The Breakfast Club, Ottolenghi and Eataly. The property is easily accessible with Liverpool Street Station, being within a 5 minute walk, and Aldgate East & Shoreditch High Street both being within a 10 minute walk.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Total month	Availability
Lower Ground	629	58.44	-	n/a	-	Available
Ground	481	44.69	-	n/a	-	Available
1st	607	56.39	-	n/a	-	Available
2nd	603	56.02	-	n/a	-	Available
3rd	598	55.56	-	n/a	-	Available
Unit - Total	2,918	271.09	£150,000 /annum	£39,500 /annum	£15,791.67	Available

Tenure

New Lease

EPC

B

VAT

Not applicable

Configuration

Not Fitted

Contacts

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Further Information

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