



44 Artillery Lane

Spitalfields, London, E1 7LS

Prime Spitalfields E-Class Unit

2,147 sq ft
(199.46 sq m)

- Good Frontage
- Corner Presence
- Excellent Location
- W/C Facility
- Good Ceiling Height
- Open Plan

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Summary

Available Size	2,147 sq ft
Rent	£70,000 per annum
Rates Payable	£28,662.45 per annum
Service Charge	TBC
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The available accommodation comprises an open plan ground floor and lower ground E-class premises. It's been recently stripped to shell and core providing a blank canvas for the new tenant. The unit benefits from a WC facility, corner frontage, and good ceiling height, offering ideal accommodation for various uses within the E class.

Location

The property is located on the North side of Artillery Lane just off Brushfield Street. Situated only one minute from Bishopsgate and Spitalfields Market, local office occupiers include Allen and Overy, Royal Bank of Scotland and Societe and Generale. Liverpool Street Station is within a short walk, as are the numerous bus services to the City and Shoreditch, which run along Bishopsgate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	771	71.63
Lower Ground	1,376	127.83
Total	2,147	199.46

Viewings

Strictly by appointment only.

Terms

An assignment of the existing lease which expires on 2037 and subject to tenant break option in 2032.

Premium

Offers invited.



Viewing & Further Information

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