



Universal House, 88-94 Wentworth Street

Spitalfields, London, E1 7SA

Creative-Style Lower Ground Studio

2,369 sq ft
(220.09 sq m)

- W/C Facilities
- Entry Phone System
- Kitchenette
- High Ceilings: 3m
- Fresh Air Ventilation System
- Self-Contained
- Concrete Floors
- Newly Refurbished

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Summary

Available Size	2,369 sq ft
Rent	£59,225 per annum
Rates Payable	£3,236 per annum
Service Charge	£6.50 per sq ft Inclusive of Heating and Building Insurance
EPC Rating	Upon Enquiry

Description

The available accommodation comprises a self-contained commercial premises in the basement of a six-story office building. The unit has been newly refurbished and benefits from good ceiling heights of 3m, an entry phone system, a kitchenette, and WC facilities. This property would suit a variety of occupiers, including photographers, artists, film companies, and light industrial businesses.

Location

The property is located on the South side of Wentworth Street close to its junction with Brick Lane in the heart of Spitalfields. The area is well served by many local retail and restaurant amenities, with the Truman Brewery, 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 of the following

Name	sq ft	sq m
Basement	2,369	220.09

Viewings

Strictly by appointment only.

Terms

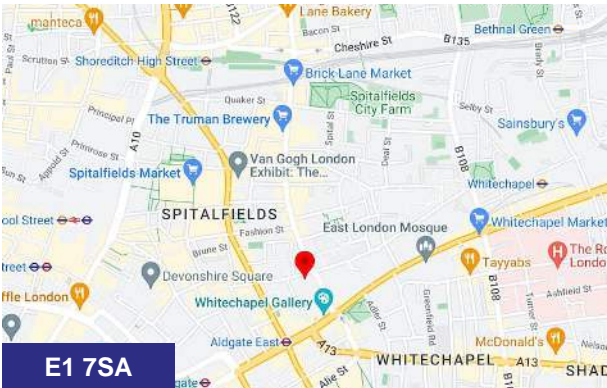
A new FRI lease to be contracted outside the security and provisions of The Landlord and Tenant Act 1954.

VAT

Not Applicable

Legal costs

Each party to bear their own costs.



Viewing & Further Information

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