



## Gun House

1 Artillery Passage, Spitalfields, London, E1 7LJ

### Prime Location Self-Contained Office

**755 sq ft**  
(70.14 sq m)

- \*NOTE: Quoted rent is post-refurbishment works!
- Good Natural Light
- Raised Floor
- Entry Phone System
- Cat 5 Cabling
- Lift
- Kitchenette
- Prime Location

53 Commercial Street, Spitalfields,  
London E1 6BD  
020 7377 8989

[tarn-tarn.co.uk](http://tarn-tarn.co.uk)

# Gun House, 1 Artillery Passage, Spitalfields, London, E1 7LJ

## Summary

Available Size	755 sq ft
Rent	£28,690 per annum
Rates Payable	£9,206.25 per annum
Service Charge	£5 per sq ft
EPC Rating	Upon Enquiry

## Description

The available accommodation comprises one self-contained office on the second floor of this well maintained period building, offering ideal accommodation for a variety of small business operators, from accountants, solicitors, and surveyors - to creatives and modern marketing firms. The office will undergo a complete refurbishment prior to the completion of the lease.

## Location

The property is located on the south side of Artillery Passage on the corner of Sandy's Row. 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 of the following

Name	sq ft	sq m
2nd	755	70.14
Total	755	70.14

## Viewings

Viewings are strictly by appointment only.

## Terms

New FRI Lease to be contracted outside the security and provisos of the Landlord and Tenant Act 1954.

## Legals

Each party is to bear their own legal costs.

## VAT

TBC



## Viewing & Further Information

**Ollie Lazarus**  
0207 377 8989 | 07805756620  
ollie@tarn-tarn.co.uk

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