



19-25 Bell Lane

Spitalfields, London, E1 7LA

Self-Contained E-Class Commercial Unit in the Heart of Spitalfields

4,400 sq ft
(408.77 sq m)

- Electric Shutters
- Air Conditioning System
- WC Facilities
- Shower Room
- Good Ceiling Height
- Kitchenette That Doubles As A Coffee Bar
- Soundproofed Conference Room With Recording Studio
- Alarm

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Summary

Available Size	4,400 sq ft
Rent	£149,000 per annum
Rates Payable	£37,070.50 per annum
Service Charge	£16,000 per annum Approx.
EPC Rating	D

Description

This spacious, self-contained commercial space is located on the ground floor of a mixed-use building between Bell Lane and Leyden Street, with substantial double frontage on both sides. The unit boasts a substantial fit-out, which includes high ceilings, a shower room, a kitchenette that doubles as a coffee bar and a conference room with a recording room. The unit is suitable for a variety of E-Class uses, excluding restaurant use.

Location

This unit is located at the intersection of Leyden Street and Bell Lane, with easy access to the bustling street life and burgeoning artistic scenes of Spitalfields. The historic Spitalfields Market is a stone's throw away, located just North of the unit. The unit is conveniently located near several underground and overground stations, such as Liverpool Street (Elizabeth Line, Circle, Metropolitan, Central, Hammersmith & City underground lines & London Overground), Moorgate (Circle, Metropolitan, Hammersmith & City, and Northern Underground Lines), and Aldgate East (District and Hammersmith & City). The surrounding area is occupied by both offices and residences.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,400	408.77
Total	4,400	408.77

Viewings

Strictly by appointment only.

Terms

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

VAT

Applicable

Legal Costs

Each party to bear their own costs.



Viewing & Further Information

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