



## Universal House, 1st Floor

88-94 Wentworth Street, Spitalfields, London, E1 7SA

### Office Premises

**1,888 sq ft**  
(175.40 sq m)

- Great Natural Light and High Ceilings
- WC and Shower
- Kitchen and Dining Area
- Breakout Space
- Lifts
- Air-con
- Alarm System

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## Summary

Available Size	1,888 sq ft
Rent	£56,640 per annum
Business Rates	Upon Enquiry
Service Charge	£6.50 per sq ft Inclusive of Building Insurance and Heating
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

The available accommodation comprises the first-floor office on the eastern side of this large multi-story building. The unit benefits from great natural light, with windows on both sides and a mostly open plan layout with numerous meeting rooms, a large kitchen/dining area, and a break-out area.

## Location

The property is situated on the eastern side of Wentworth Street, a busy thoroughfare between Brick Lane and Commercial Street. The office is well served by the multitude of bars, restaurants shops and clubs in Spitalfields, The City and Shoreditch which are all moments away. Added to this, the unit is extremely well connected: Liverpool Street; Aldgate East; and Shoreditch High Street Stations are just moments away.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
1st	1,888	175.40

## Viewings

Strictly by appointment

## Terms

New FRI lease to be contracted outside the security and tenure of the Landlord and Tenant Act 1954.



## Viewing & Further Information

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