

Est.1955

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19-25 BELL LANE,
SPITALFIELDS,
E17LA

SELF-CONTAINED E-
CLASS COMMERCIAL
UNIT IN THE HEART OF
SPITALFIELDS
4,400 SQFT (408.77
SQM)



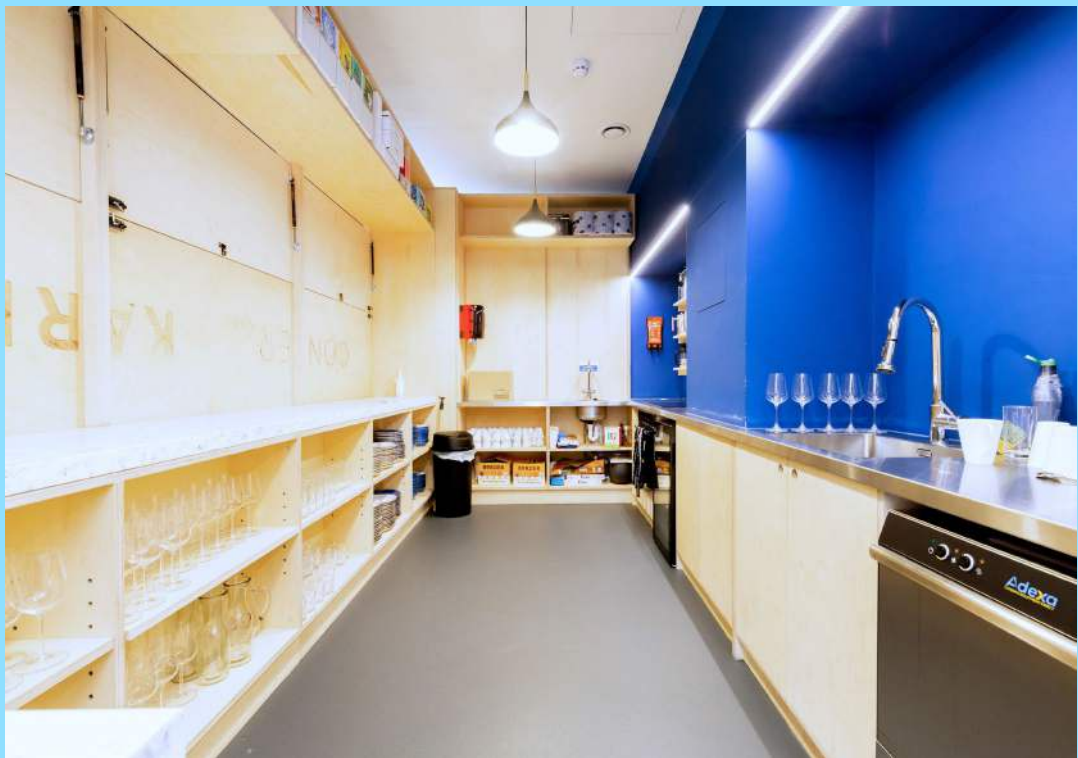
DESCRIPTION

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.

AMMENITIES

- 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








LOCATION

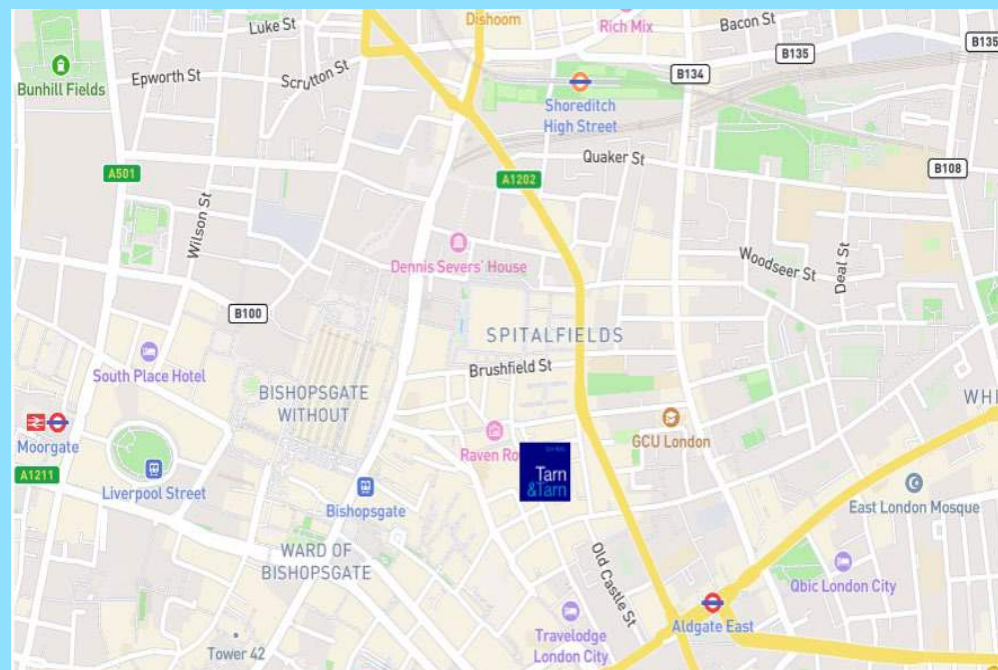
THE AREA

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.



TRANSPORT

-  Aldgate (6-minute walk)– Metropolitan, Circle
-  Liverpool Street (6-minute walk) - Hammersmith & City, Circle, Elizabeth, Metropolitan, Central, Overground and National Rail Services
-  Moorgate (16-minute walk) – Circle, Hammersmith & City, Metropolitan, Northern and National Rail Services.



ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	4,400	408.77
TOTAL	4,400	408.77

BUILDING INSURANCE

Building Insurance is included in the service charge.

VAT

Applicable

SUMMARY

Available Size	4,400 SQFT
Price	£149,000 per annum
Business Rates	£37,070.5 per annum
Service Charge	£18,000 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	D

TERMS

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

LOCAL AUTHORITY

London Borough of Tower Hamlets



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VIEWINGS

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