

Est.1955

Tarn
&Tarn



54 COMMERCIAL
STREET, SPITALFIELDS,
E16LT

PRIME LOCATION
OFFICE SPACE
1,540 SQFT(143.07 SQM)

DESCRIPTION

This recently refurbished office accommodation is located on the second floor and benefits from good natural light, AC, open plan area with one meeting room. The unit would suit a variety of users such as designers, tech companies, architects, and similar creative-type occupiers looking for well-located office accommodation in Spitalfields.

SUMMARY

- WC Facilities
- G.C.H
- A.C
- Excellent Natural Light
- Open Plan
- Entry Phone System
- Lift
- LED Lights
- Kitchenette
- Excellent Transport Links








LOCATION

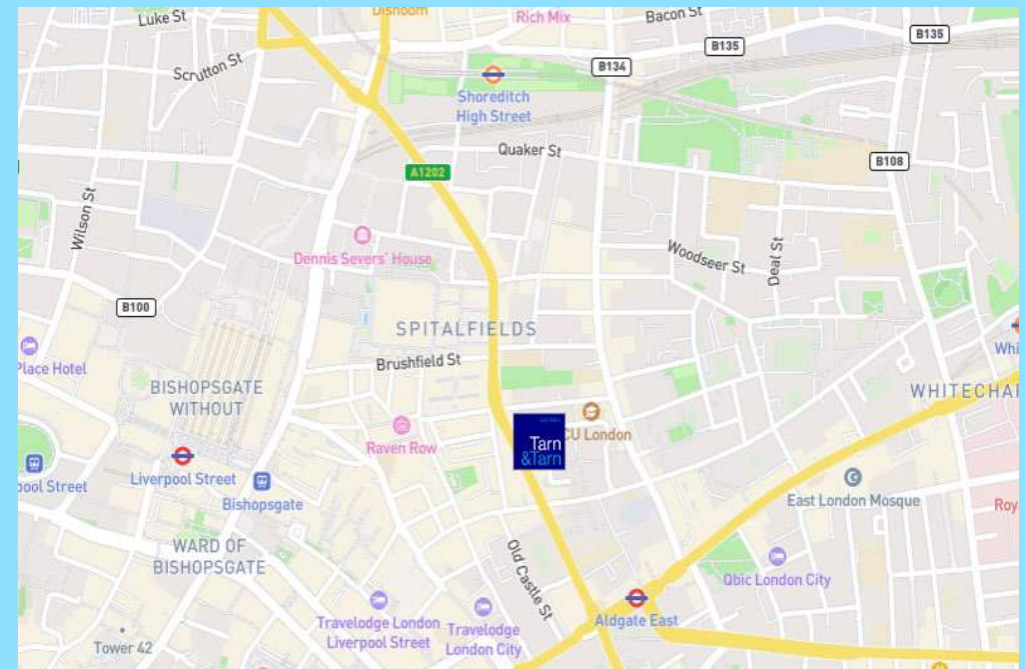
THE AREA

Located on the East side of Commercial Street, close to its junction with Thrawl Street on the edge of the City's Square Mile in the heart of Spitalfields. The property lies in close proximity to Spitalfields Market, Shoreditch and Brick Lane, now an established office location popular with the media and tech sector. The building is well served by public transport, with Liverpool Street, Aldgate East and Shoreditch High Street stations being within very short walking distance.



TRANSPORT

-  Aldgate East (5-minute walk) – **Hammersmith & City**, **Circle** District
-  Liverpool Street (10-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Shoreditch High Street (10-minute walk) – **Overground** Line



ACCOMMODATION

FLOOR	SQ FT	SQ M
2 nd floor	1,540	143.07
TOTAL	1,540	143.07

BUILDING INSURANCE

Current Cost: TBC

VAT

Applicable

SUMMARY

Available size	1,540 sq ft
Rent	£35 per sqft
Business Rates	£10.2 per sqft
Service Charge	£5.70 per sqft
Legal Fees	Each party to bear their own costs
EPC Rating	C

TERMS

A New FRI Lease to be contracted outside the Landlord and Tenant 1954.

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.