

# Tarn &Tarn

**COST-EFFECTIVE  
WORKSPACE/STUDIO  
IN THE HEART OF  
BETHNAL GREEN  
867 SQFT**

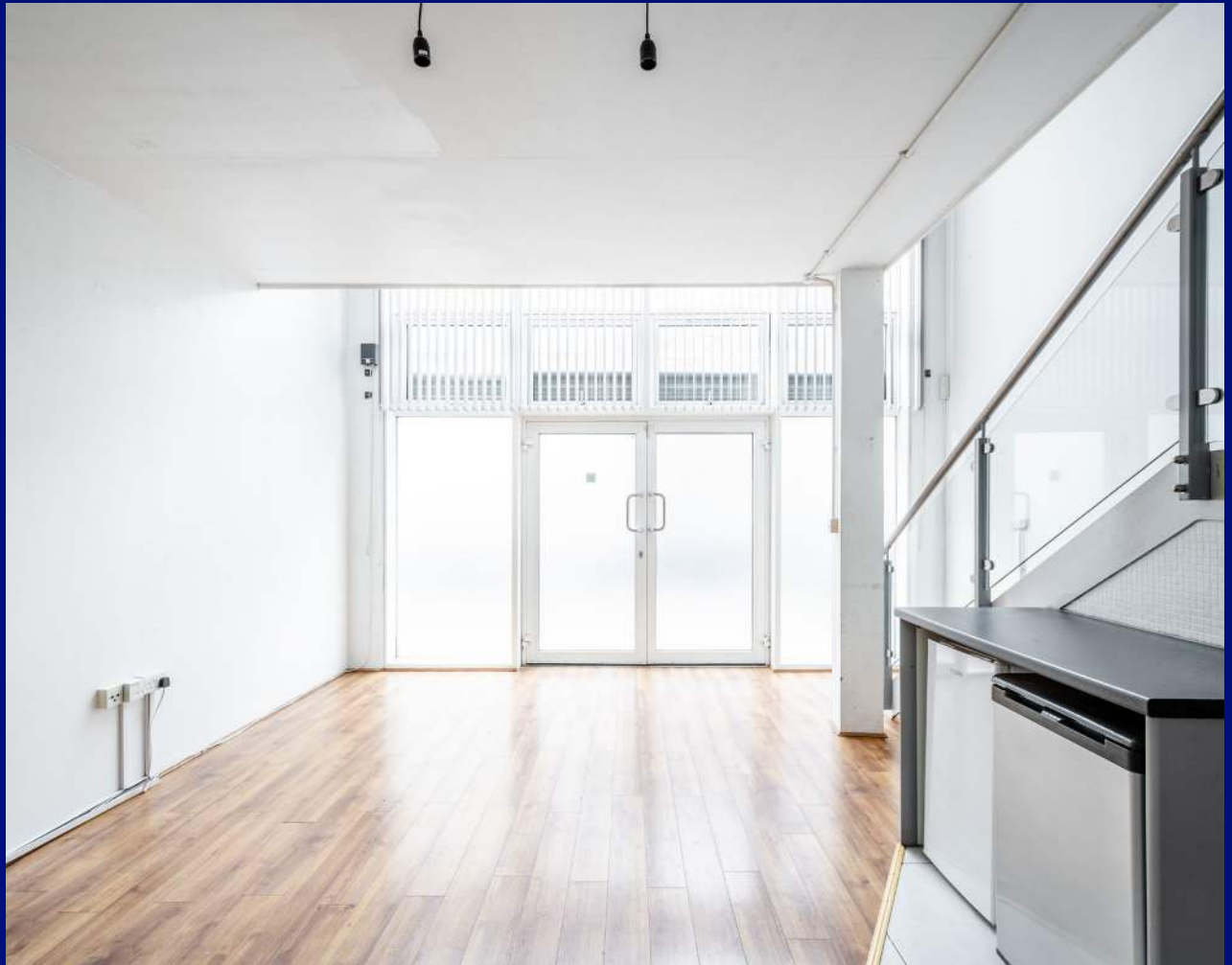


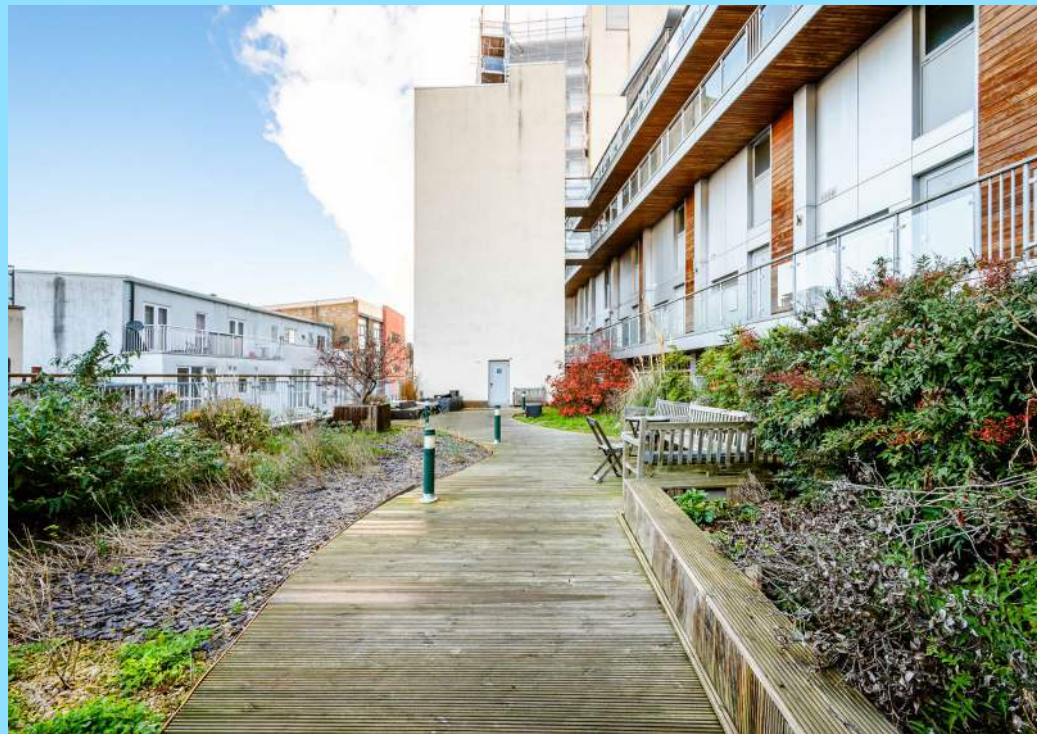
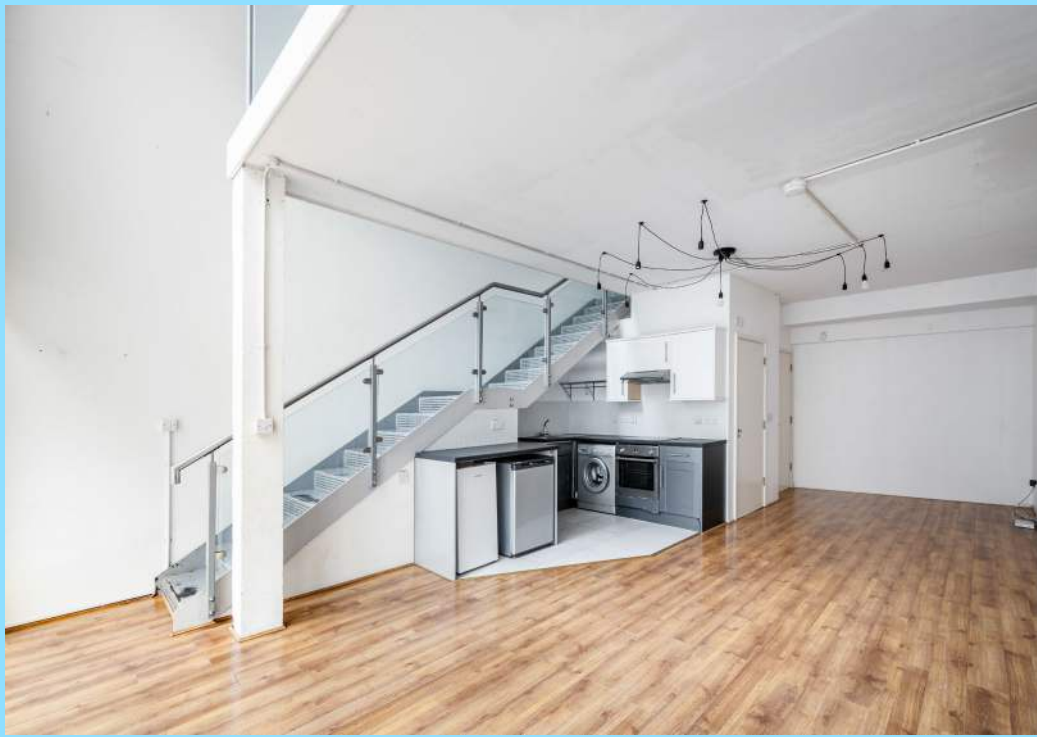
## DESCRIPTION

The available office space comprises a self-contained ground floor and mezzanine workspace situated within a mixed-use development. It boasts ample natural light, creating a well-lit environment, and is equipped with amenities including a kitchenette, WC and shower facility, and a communal terrace. This unit is ideal for businesses seeking cost-effective office space in East London.

## SUMMARY

- Excellent Natural Light
- Kitchenette
- WC & Shower Facility
- Mezzanine Floor
- Communal Terrace








# LOCATION

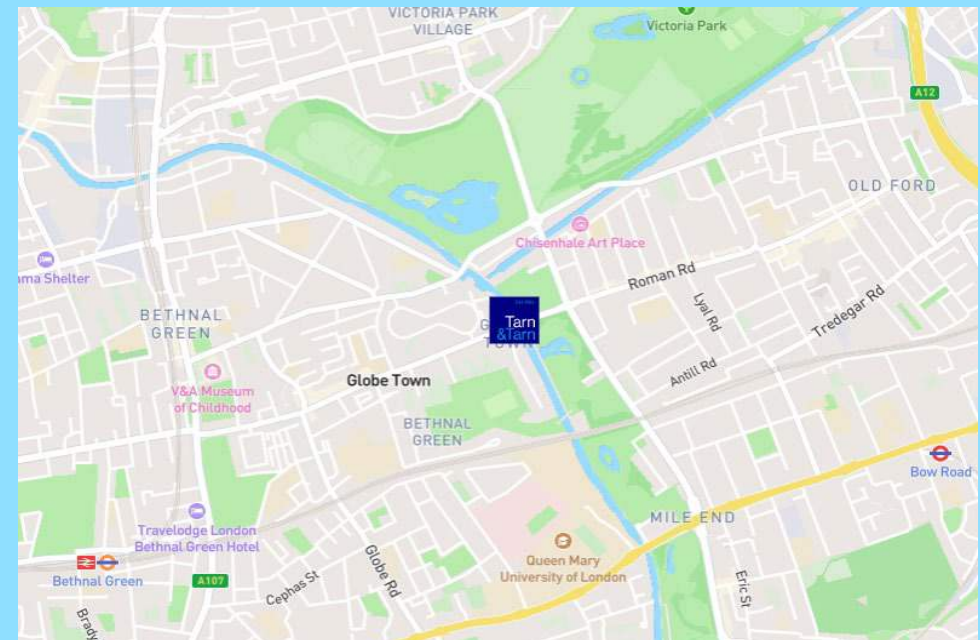
## THE AREA

Located on Palmers Road which runs parallel to Regents Canal, just to the south of Roman Road. This is a very popular residential and commercial location and many points of interest are nearby including Mile End Park, Art Pavilion and Athletic Stadium. In addition, comprehensive retail and catering facilities are readily accessible on Roman Road, including its famous street market. Mile End and Bethnal Green Underground Station are both within walking distance.



## TRANSPORT

-  Mile End (15-minute walk) – **Central**, **Hammersmith & City** and **District Line**
-  Stepney Green (18-minute walk) – **Hammersmith & City** and **District Line**
-  Cambridge Heath Road (18-minute walk) – **Overground Line**



## ACCOMMODATION

FLOOR	FT <sup>2</sup>	M <sup>2</sup>
Mezzanine	426	39.59
Ground Floor	441	40.98
<b>TOTAL</b>	<b>867</b>	<b>80.57</b>

## BUILDING INSURANCE

Current Cost: TBC

## VAT

Applicable

## SUMMARY

Available size	867 sqft
Rent	£23.07 per sqft
Business Rates	£12.31 per sqft
Service Charge	TBC
Legal Fees	Each party to bear their own costs.
EPC Rating	E

## TERMS

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

## LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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**53 COMMERCIAL STREET**  
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## TEAM

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