

Est. 1955

Tarn &Tarn



**171 CANNON STREET
ROAD
WHITECHAPEL
E12LX**

**SELF-CONTAINED
E-CLASS PREMISES
1,075 FT²**

DESCRIPTION

The available space is a self-contained ground-floor commercial unit located within a mixed-use building. This commercial space benefits from abundant natural light courtesy of its glass frontage, a W/C facility, and a kitchenette. It is an ideal option for E-Class businesses looking for a location in the busy East London area.

SUMMARY

- Shopfront
- Good Natural Light
- W/C Facility
- Kitchenette








LOCATION

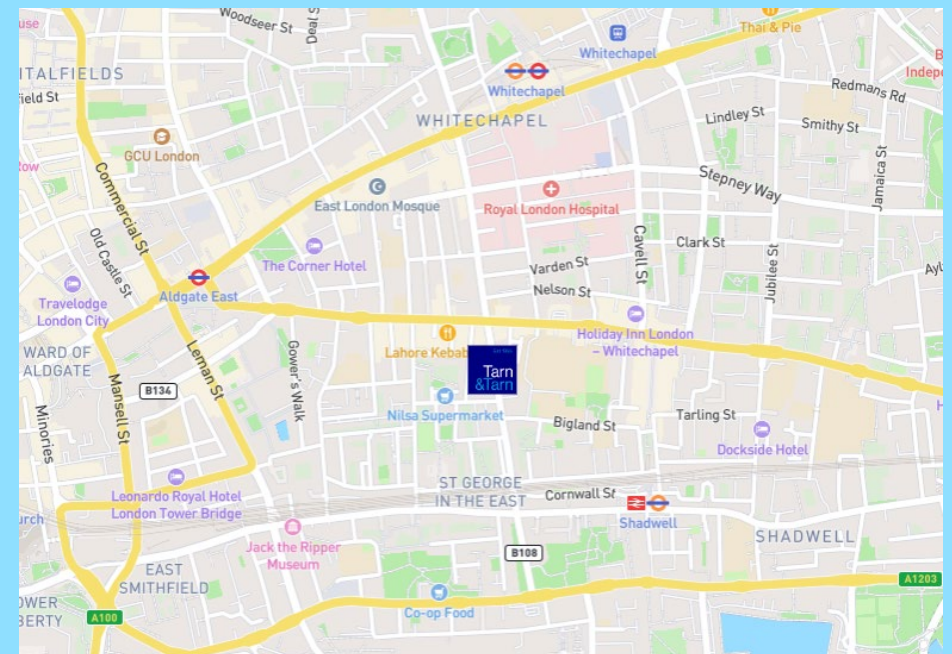
THE AREA

Located on the Eastern side of the busy Cannon Street Road close to its junction with Commercial Road. The local area is well served by London Transport bus and underground services, with Aldgate East and Whitechapel stations both within short walking distance.



TRANSPORT

-  Shadwell (8-minute walk) – **Overground Line** & **DLR Line**
-  Whitechapel (11-minute walk) – **Overground Line**, **Hammersmith & City**, **District Line**, **Elizabeth Line**
-  Aldgate East (13-minute walk) – **Hammersmith & City** & **District Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	1,075				
TOTAL	1,075	£35,000	N/A	£10,978	£45,978

BUILDING INSURANCE

Current Cost: £1,200 per annum

VAT

Applicable

EPC

Upon Enquiry

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

LEGAL COSTS

Each party to bear their own costs



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.**