

Est. 1955

Tarn &Tarn

**UNIT 4 FEATHER
MEWS,
91-99 FIELDGATE
STREET,
WHITECHAPEL
E11JU**

**STUDIO/OFFICE/
WORKSHOP
1,075 FT²**



DESCRIPTION

This available accommodation comprises a self-contained ground floor workspace, located in a secure, gated development. It provides an open-plan area, a kitchen and restroom facilities, gas central heating and a communal backyard. This versatile space, nestled in Whitechapel, is an ideal choice for creative businesses in search of a workspace.

AMENITIES

- Communal Yard
- Good Natural Light
- Gated Development
- Wooden Flooring
- Kitchenette & W/C Facility
- G.C.H
- Entry Phone System








LOCATION

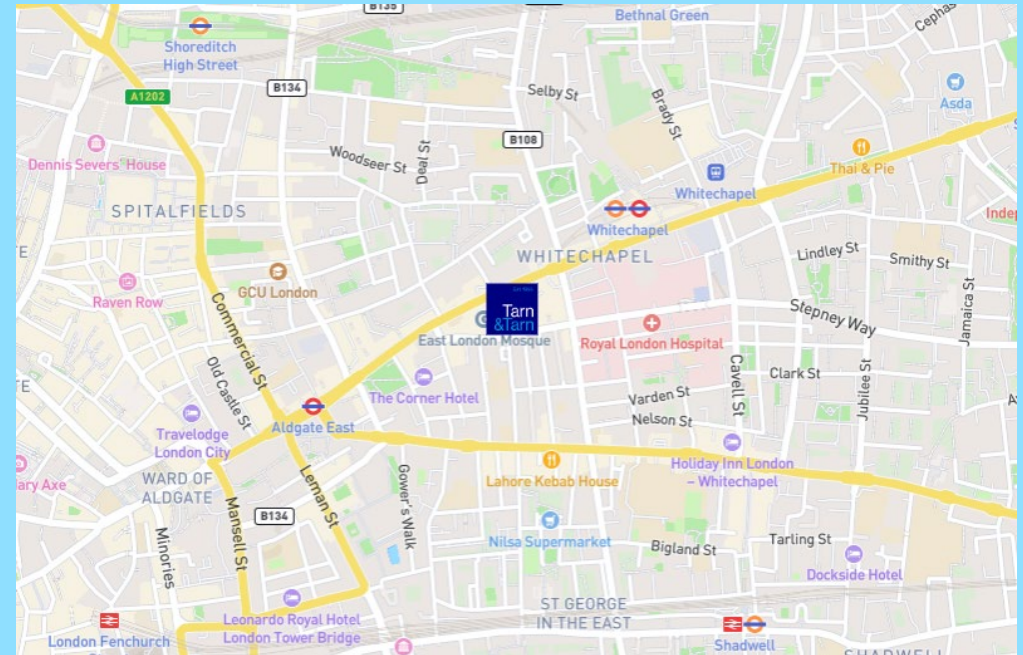
THE AREA

The premises is situated on the North side of Fieldgate Street close to its junction with New Street, north of Commercial Road in this busy City fringe location. The area is well served by London transport bus and tube links, being within easy walking distance of both Liverpool Street and Aldgate East tube stations.



TRANSPORT

-  Whitechapel (6-minute walk) – **Overground Line**, **Hammersmith & City**, **District Line**, **Elizabeth Line**
-  Aldgate East (8-minute walk) – **Hammersmith & City** & **District Line**
-  Shadwell (15-minute walk) – **Overground Line** & **DLR Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES	TOTAL YEAR
Unit 4 - Ground Floor	940				
TOTAL	940	£30,000	£500	NO BUSINESS RATES	£30,500

BUILDING INSURANCE

Current Cost: £600 per annum

TERMS

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

VAT

Not Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets

EPC

Upon Enquiry

LEGAL COSTS

Each party to bear their own costs



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VIEWINGS

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