

Est.1955

Tarn
&Tarn

22-23 WIDEGATE
STREET,
SPITALFIELDS,
E17HP

PRIME LOCATION
OFFICE SPACE
800 FT²



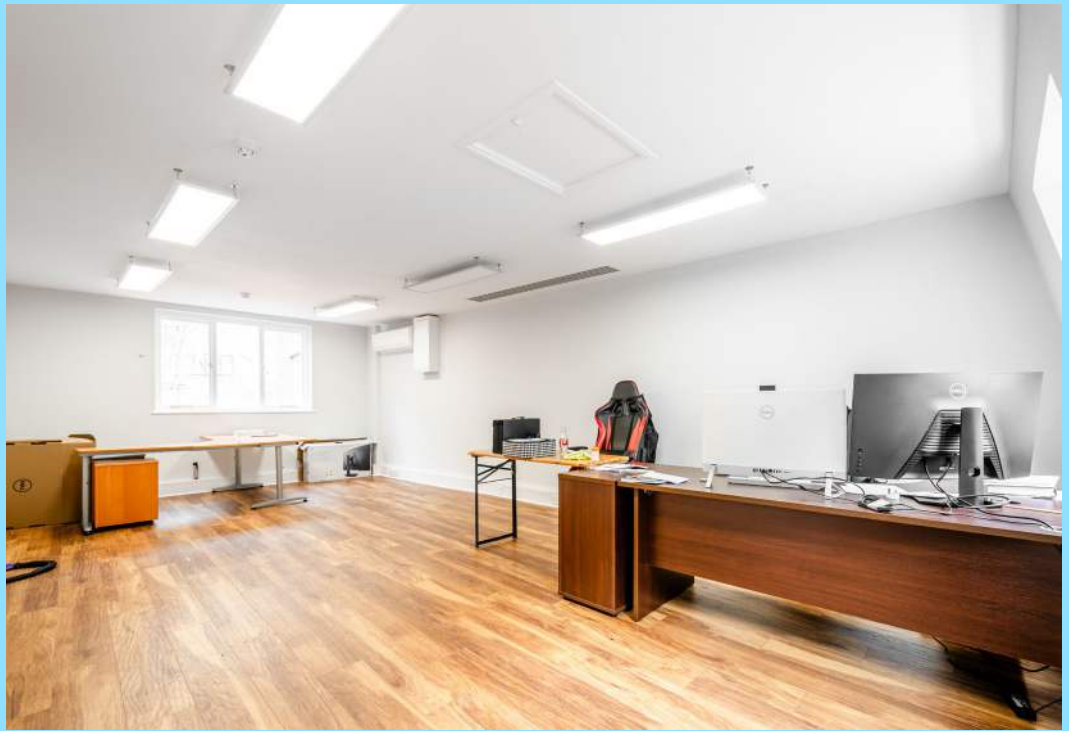
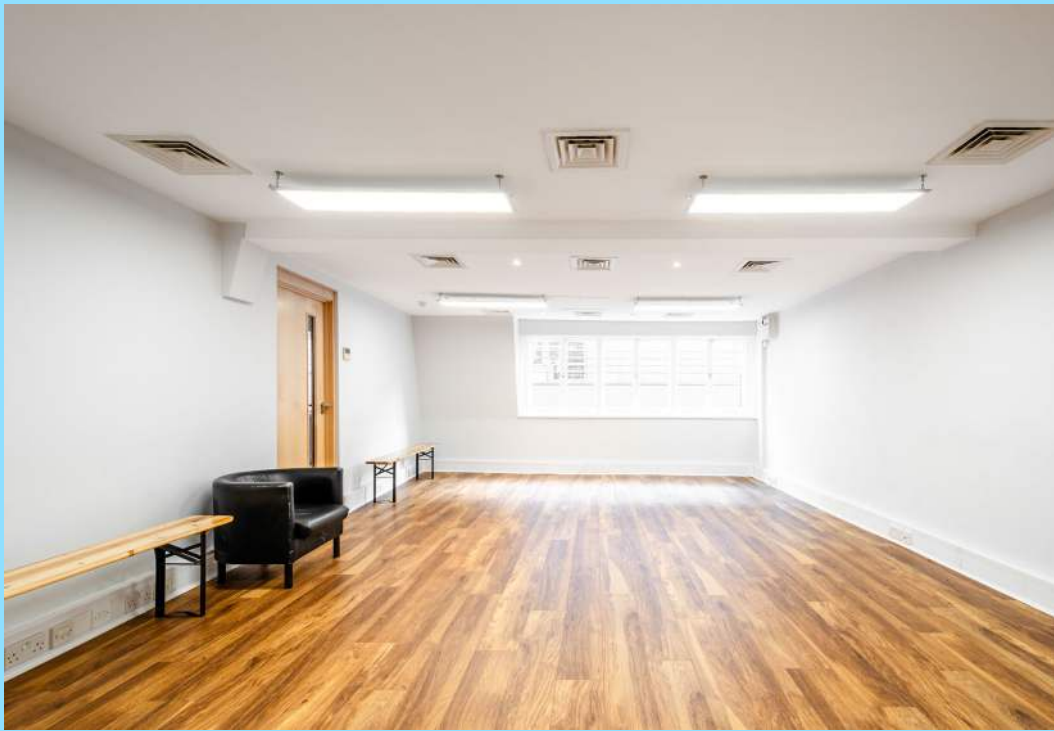
DESCRIPTION

The available accommodation comprises the third-floor office in this well-maintained period office building. The unit provides mainly open-plan space and is ideal for various small business operators, such as accountants, solicitors, surveyors or tech companies.

SUMMARY

- A/C
- Timber Flooring
- Kitchenette
- Video Entry Phone System
- Close Proximity to Liverpool Street Station
- CAT 5 Cabling
- Good Natural Light








LOCATION

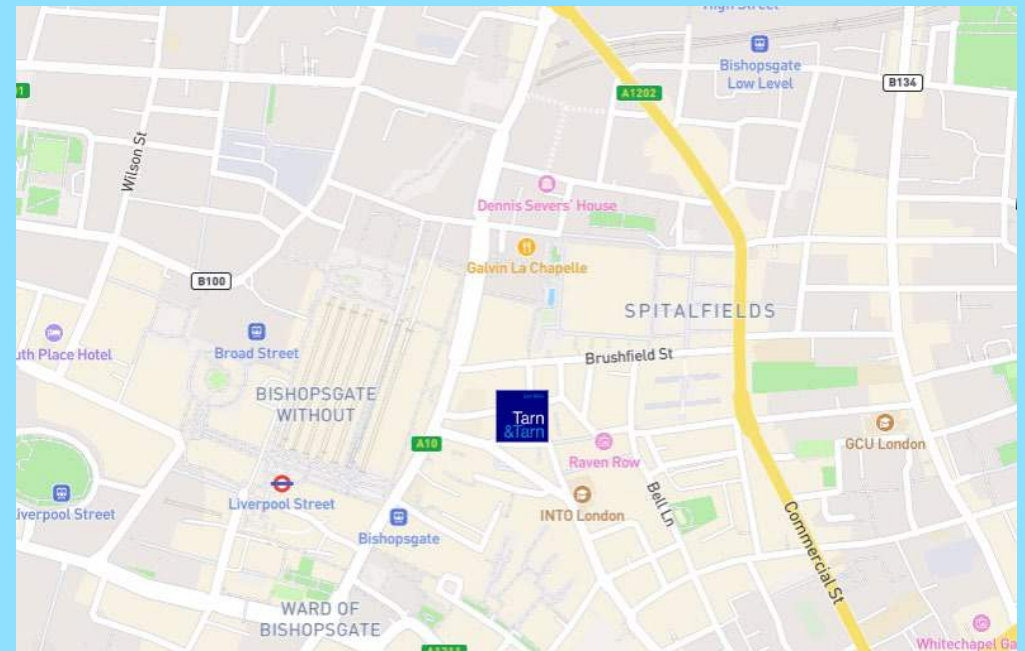
THE AREA

The property is situated on the North side of Widegate Street, a street that runs between Middlesex Street and Sandys Row in the City of London. It enjoys a convenient location, being only 1 minute away from Bishopsgate and Spitalfields Market. Nearby, you can find popular establishments such as Ping Pong, Eat, and Patisserie Valerie. Additionally, Liverpool Street mainline and underground station are just a short walk away, providing easy access to transportation. The area is well-served by numerous bus services that run along Bishopsgate, connecting the property to the City and Shoreditch. Notable office occupiers in the vicinity include Allen & Overy, Royal Bank of Scotland, and Societe Generale.



TRANSPORT

-  Liverpool Street (4-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Aldgate East (9-minute walk) – **Hammersmith & City** and **District Line**
-  Shoreditch High Street (10-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
3 rd Floor	800				
TOTAL	800	£28.75	£6	£13.19	£38,356

BUILDING INSURANCE

Included in the service charge.

TERMS

An assignment of an existing lease which expire on September 2026.

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

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



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