

Tarn  
&Tarn

**PRIME SPITALFIELDS  
E-CLASS UNIT  
2,147 FT<sup>2</sup>**



# DESCRIPTION

The available accommodation comprises an open plan ground floor and lower ground E-class premises. It's been recently stripped to shell and core providing a blank canvas for the new tenant. The unit benefits from a WC facility, corner frontage, and good ceiling height, offering ideal accommodation for various uses within the E-Class.

# SUMMARY

- Good Frontage
- Corner Presence
- Excellent Location
- W/C Facility
- Good Ceiling Height
- Open Plan









# LOCATION

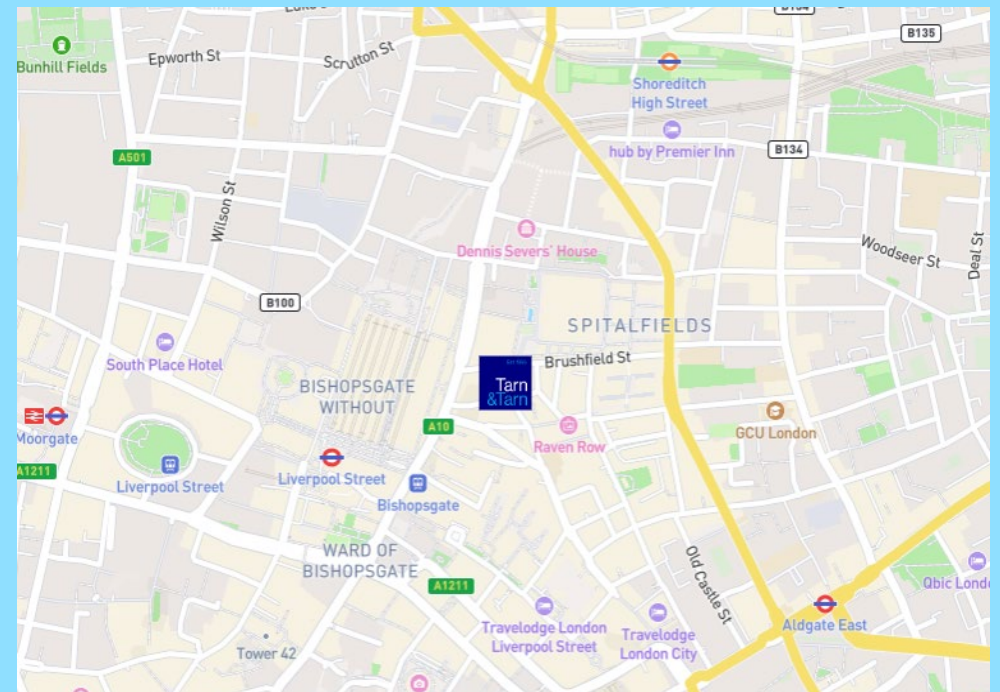
## THE AREA

The property is located on the North side of Artillery Lane just off Brushfield Street. Situated only one minute from Bishopsgate and Spitalfields Market, local office occupiers include Allen and Overy, Royal Bank of Scotland and Societe and Generale. Liverpool Street Station is within a short walk, as are the numerous bus services to the City and Shoreditch, which run along Bishopsgate.



## 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 <sup>2</sup>	M <sup>2</sup>
Ground Floor	771	71.65
Basement	1,376	127.88
<b>TOTAL</b>	<b>2,147</b>	<b>199.46</b>

## BUILDING INSURANCE

TBC

## VAT

Applicable

## SUMMARY

Available size	2,147 sqft
Rent	£70,000 per annum
Business Rates	£28,662.45 per annum
Service Charge	N/A
Legal Fees	Each party to bear their own costs.
EPC Rating	C

## TERMS

An assignment of the existing lease which expires on 2037 and subject to the tenant break option in 2032.

## LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn  
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## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
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