

DESCRIPTION

The accommodation available features an open plan ground and lower ground E-class premises, complemented by a self-contained remote kitchen accessible from Parliament Court fitted with two walk-in fridges, a modernised extraction system, a gas supply and a 3-phase electric. This E-Class Unit presents a blank canvas for an incoming tenant, boasting corner frontage, good ceiling height and great City Fringe location. These features make it ideally suited for a restaurant user or other E-Class users.

SUMMARY

- Good Frontage
- Corner Presence
- Excellent City Fringe Location
- 2x Walk-In Fridges
- Gas Supply
- 3 Phase Electric
- Open Plan Layout
- W/C Facility
- Good Ceiling Height
- Extraction System






LOCATION

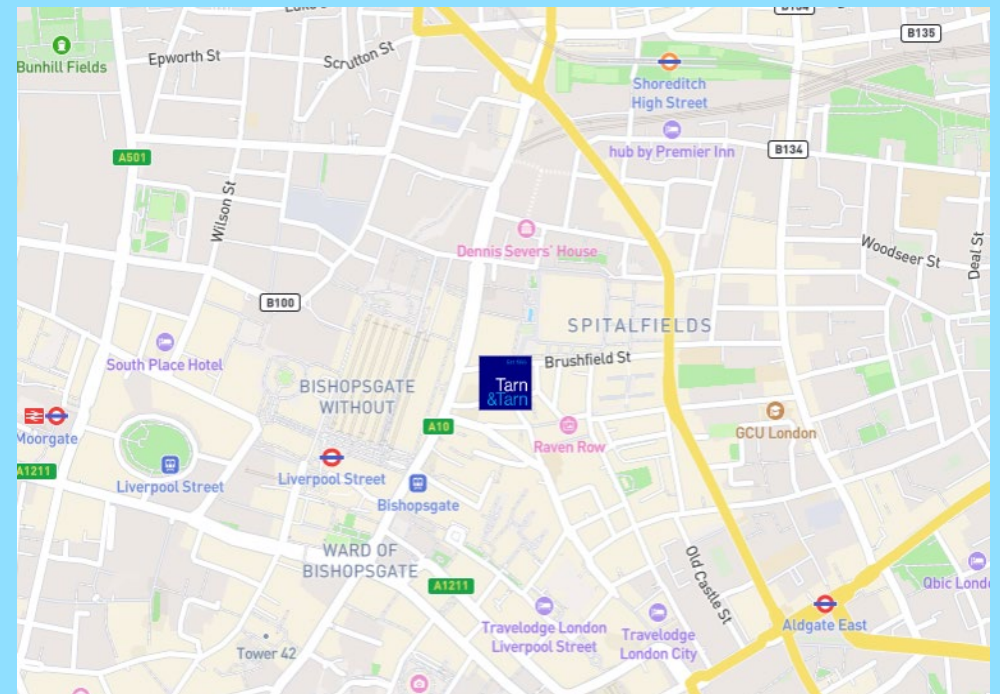
THE AREA

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 ²	M ²
Ground Floor	1,327	123.28
Basement	1,376	127.83
TOTAL	2,703	251.11

PREMIUM

Offers in the region of £25,000

VAT

Applicable

SUMMARY

Available size	2,703 sqft
Rent	£100,000 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

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

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.