

Est. 1955

# Tarn &Tarn



**UNIT 5 – 88 MILE  
END ROAD,  
WHITECHAPEL,  
E1 4UN  
WAREHOUSE  
CONVERTED  
WORKSPACES  
546 – 773 FT<sup>2</sup>**

## DESCRIPTION

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The available units are situated on the 1st floor of a mixed-use development in Captain Cooks Yard. Each unit provides heating and self-contained kitchenette. It also benefits from ample natural light coming through the skylight and a shared WC Facility. These offices are well-suited for various creative businesses seeking a cost-effective workspace in East London.

## SUMMARY

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- Heating
- Kitchenette
- Communal WC Facility
- Self-Contained Kitchenettes





**UNIT 5A**



**UNIT 5A**



**UNIT 5B**



**UNIT 5B**




# LOCATION

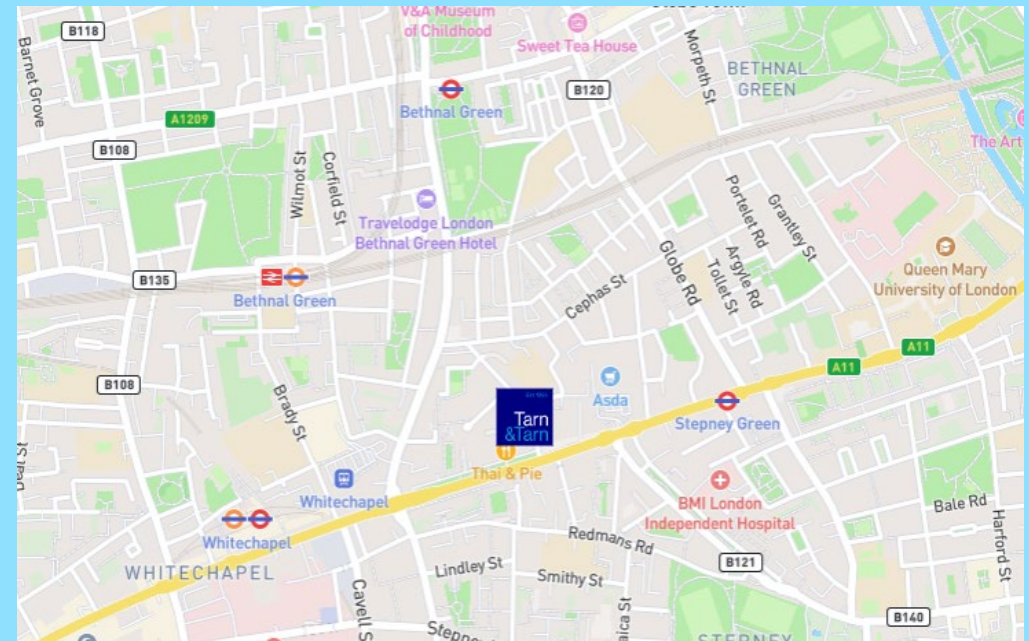
## THE AREA

The property is situated on the South side of Mile End Road, close to its junction with Cambridge Heath Road. Whitechapel and Stepney Green Stations are nearby, while Aldgate East and Bethnal Green Road Stations are within short walking distance. The area is also well served by numerous bus routes along Commercial Road and Mile End Road.



## TRANSPORT

-  Stepney Green (6-minute walk) – **Hammersmith & City** and **District Line**
-  Whitechapel (8-minute walk) – **Hammersmith & City**, **District Line**, **Overground Line**, **Elizabeth Line**
-  Bethnal Green (12-minute walk) – **Central Line**



## ACCOMMODATION

| FLOOR   | SQ FT | RENT (£ PSF) | SERVICE CHARGE | BUSINESS RATES | TOTAL YEAR |
|---------|-------|--------------|----------------|----------------|------------|
| Unit 5A | 773   | £25          | TBC            | Exempt         | £19,330    |
| Unit 5B | 546   | £25          | TBC            | Exempt         | £13,650    |

## BUILDING INSURANCE

Current Cost: TBC

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

## 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

## LEGAL COSTS

Each party to bear their own costs



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## VIEWINGS

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**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

**T 020 7377 8989**  
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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
**SINCE 1955.**