

Est. 1955

Tarn &Tarn



**1 PARLIAMENT
COURT,
SPITALFIELDS
E17NA**

**SELF-CONTAINED
REMOTE KITCHEN
556 FT²**

DESCRIPTION

The available accommodation comprises a self-contained kitchen, situated in a mixed-use building. This kitchen comes equipped with two walk-in fridges, a large extraction system, and a gas supply. It presents an ideal choice for operators seeking a space only a stone's throw away from Liverpool Street Station in the City area.

AMENITIES

- Self Contained
- 2x Walk in Fridges
- Extraction System
- Prime City Fringe Location
- Gas Supply
- WC Facilities
- Storage Facilities
- 3-Phase Electric





LOCATION

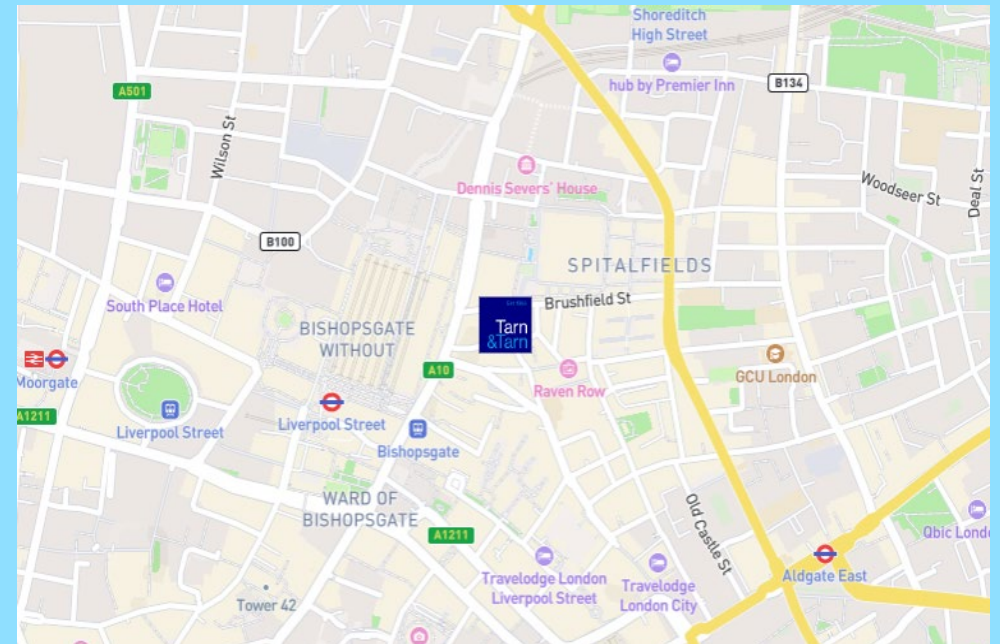
THE AREA

The property is located on the east side of Parliament Court, a pedestrian passageway, which runs between Artillery Lane and Artillery Passage. Less than 1 minute walk to Spitalfields Market, the premises is in the heart of Spitalfields and on the edge of the city. The area is well served by local shopping and restaurant amenities and is also within easy walking distance of Liverpool Street main line and underground station and the numerous bus services to the city, 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	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES	TOTAL YEAR
Ground Floor					
TOTAL	556	£30,000	£580	NO BUSINESS RATES	£30,580

PREMIUM

Offers in the region of £25,000

TERMS

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

VAT

Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets

EPC

Upon Enquiry

LEGAL COSTS

Each party to bear their own costs



Est. 1955

Tarn
&Tarn

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



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