

Est.1955

Tarn
&Tarn

UNIT 5 – 88 MILE
END ROAD,
WHITECHAPEL,
E14UN
WAREHOUSE
CONVERTED
WORKSPACES
546 – 1319 FT²



DESCRIPTION

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

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





LOCATION

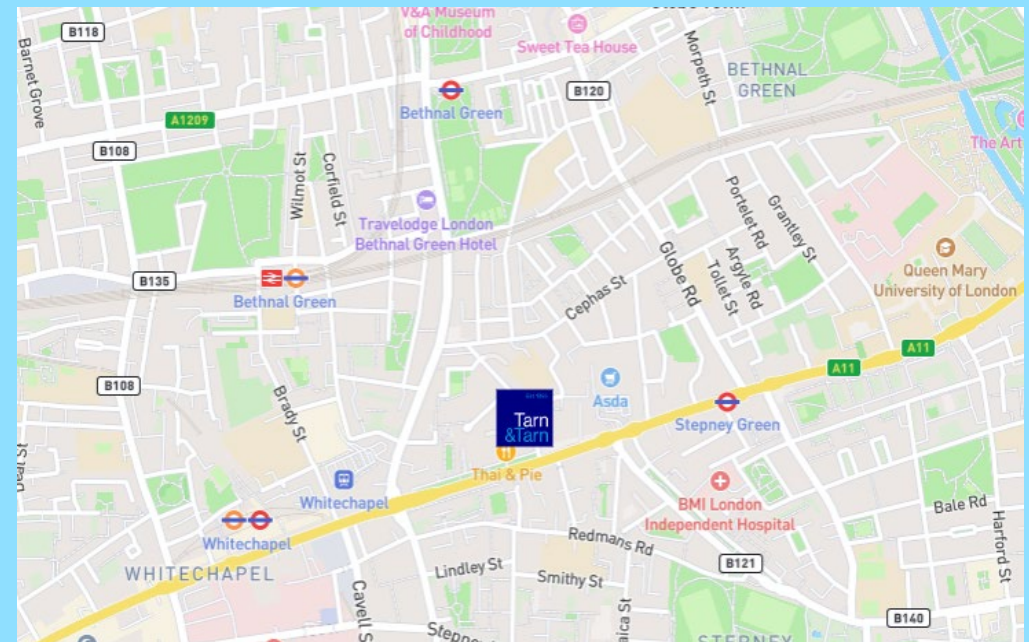
THE AREA

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	£19,325
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

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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