

Est. 1955

Tarn  
&Tarn

66-68 COMMERCIAL  
STREET  
SPITALFIELDS  
E1 6LT

COMING SOON -  
WAREHOUSE  
CONVERSION  
RETAIL/SHOWROOM  
SPACE

5,159 FT<sup>2</sup>



# DESCRIPTION

The available property is a self-contained retail premises located within an HQ-style office building in the heart of Spitalfields. This unit features exposed character elements such as exposed beams and brickwork, complemented by excellent natural light and great ceiling height. Overall, it is an ideal choice for businesses under the E-Use Class seeking a prime City Fringe location..

# SUMMARY

- Great Footfall
- Industrial Character Features
- Self-Contained
- Large Frontage
- 24 Hour Access
- Excellent Natural Light
- Great Ceiling Height
- Prime City Fringe Location
- A.C



# FLOOR PLANS

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**GROUND FLOOR**



**BASEMENT**






# LOCATION

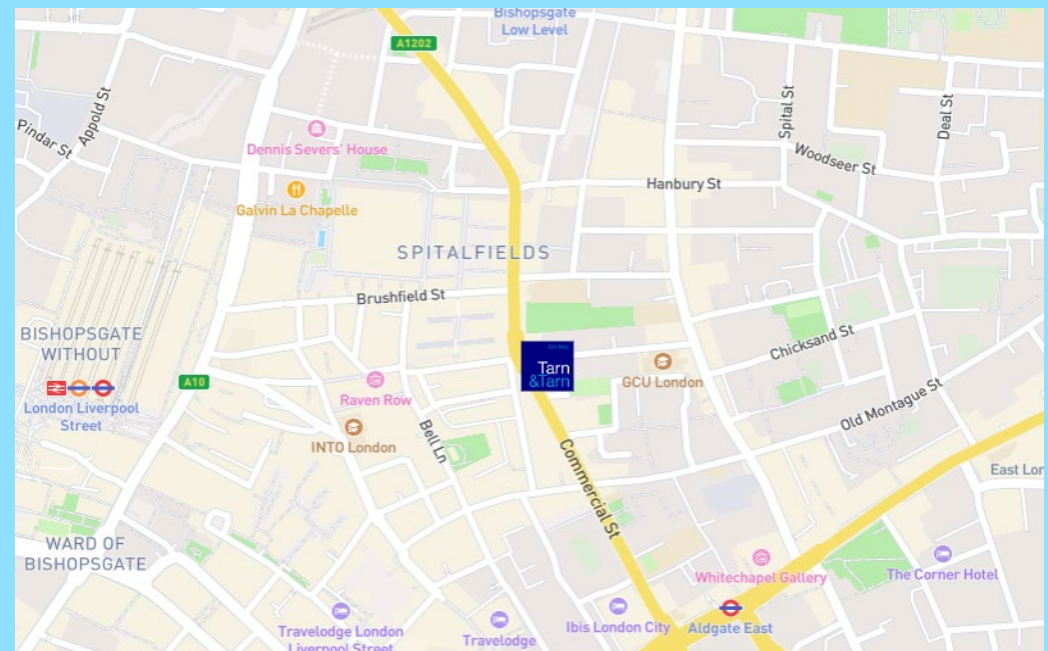
## THE AREA

The building is located on the East side of Commercial Street close to its junction with Lolesworth Close on the edge of the City's Square Mile in the heart of Spitalfields. The property lies in close proximity to Spitalfields Market, Shoreditch and Brick Lane, now an established office location popular with the media and tech sector. The building is well served by public transport, with Liverpool Street, Aldgate East and Shoreditch High Street stations being within very short walking distance.



## TRANSPORT

-  Aldgate East (6-minute walk) – **Hammersmith & City, District**
-  Shoreditch High Street (9-minute walk) – **Overground Line**
-  Liverpool Street (11-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services



## ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£ PA)	BUSINESS RATES PAYABLE (£ PA)	TOTAL YEAR
Ground	2,509				
Basement	2,650				
<b>TOTAL</b>	<b>5,159</b>	<b>£190,000</b>	<b>TBC</b>	<b>TBA</b>	<b>£190,000</b>

## TERMS

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

## VAT

Applicable

## EPC

Rating: D

## 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.

## LOCAL AUTHORITY

London Borough of Tower Hamlets



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## VIEWINGS

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

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## TEAM

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