

Tarn  
&Tarn

**PRIME LOCATED  
WORKSPACE  
1,458 FT<sup>2</sup>**



# DESCRIPTION

The available workspace is a self-contained, open-plan office located on the first floor of this commercial building. The space benefits from excellent natural light and includes self-contained amenities such as a WC, a kitchenette, an entry phone system, 24-hour access, a passenger lift, air conditioning, gas central heating, and a meeting room. This makes it an ideal choice for any office user seeking a workspace in the Spitalfields area.

# SUMMARY

- Self Contained Amenities
- Passenger Lift
- 24-hour Access
- A.C
- Meeting Room
- Excellent Transport Links
- Entry Phone System
- Fibre Internet
- Excellent Natural Light
- LED Lighting
- Modern Security Features












# LOCATION

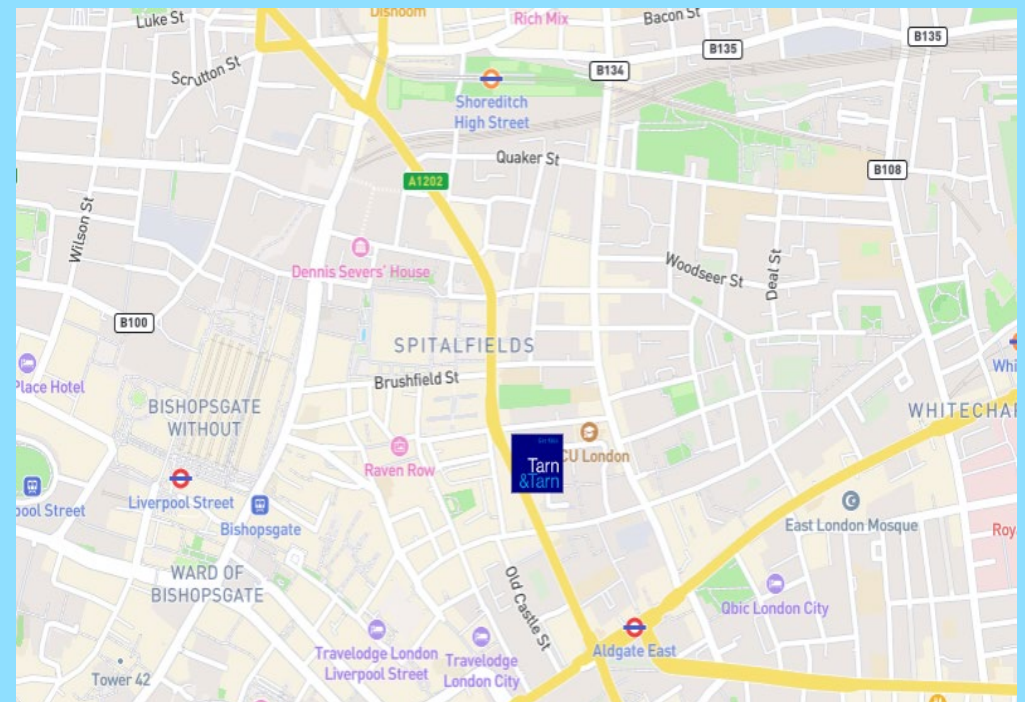
## THE AREA

Located on the East side of Commercial Street, close to its junction with Thrawl Street 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 (5-minute walk) – **Hammersmith & City**, **District**
-  Liverpool Street (10-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Shoreditch High Street (10-minute walk) – **Overground**, **Line**



## ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF <sup>2</sup> )	SERVICE CHARGE (£PA)	BUSINESS RATES (£PA)	TOTAL YEAR
1 <sup>st</sup> Floor	1,458				
<b>TOTAL</b>	<b>1,458</b>	£37	£10,010 PA	£18,962 PA	£82,918

## BUILDING INSURANCE

Included in the service charge

## VAT

N/A

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## AVAILABILITY

Available from June 2025

## TERMS

A new FRI lease to be contracted Outside the Landlord and Tenant Act 1954.

## 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.



Est. 1955

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## VIEWINGS

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**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.**