

Est. 1955

Tarn &Tarn

**GUNHOUSE,
1 ARTILLERY
PASSAGE,
SPITALFIELDS,
E17LJ**

**CREATIVE-STYLE
OFFICE IN THE HEART
OF SPITALFIELDS
771 SQFT**



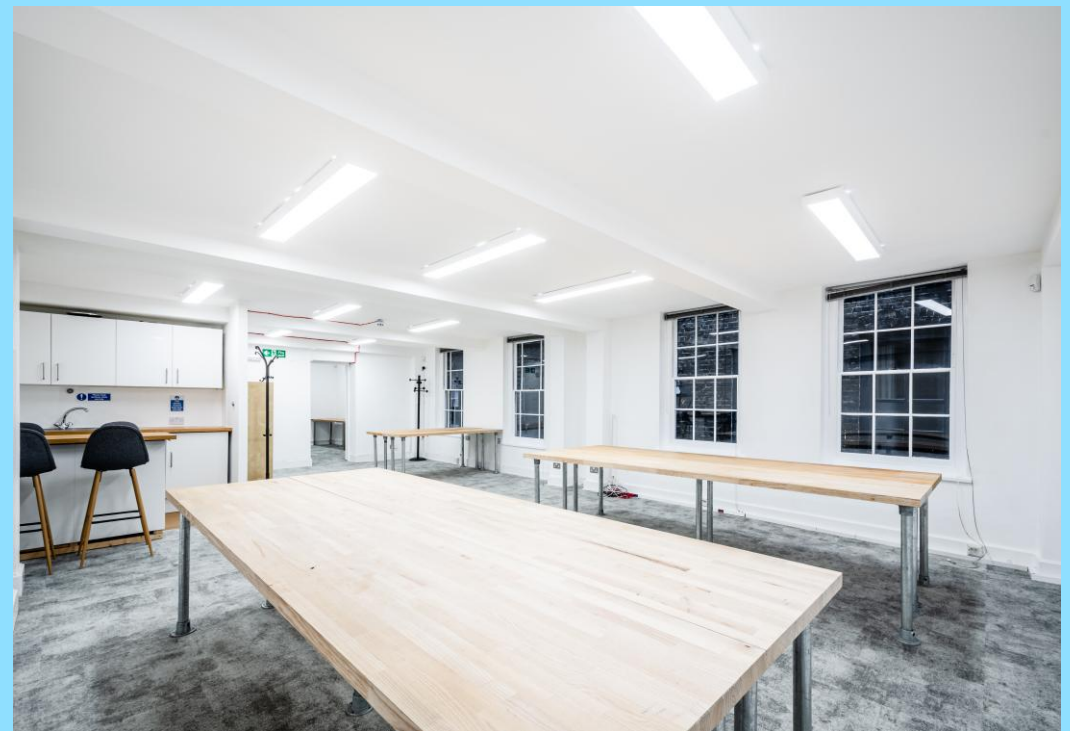
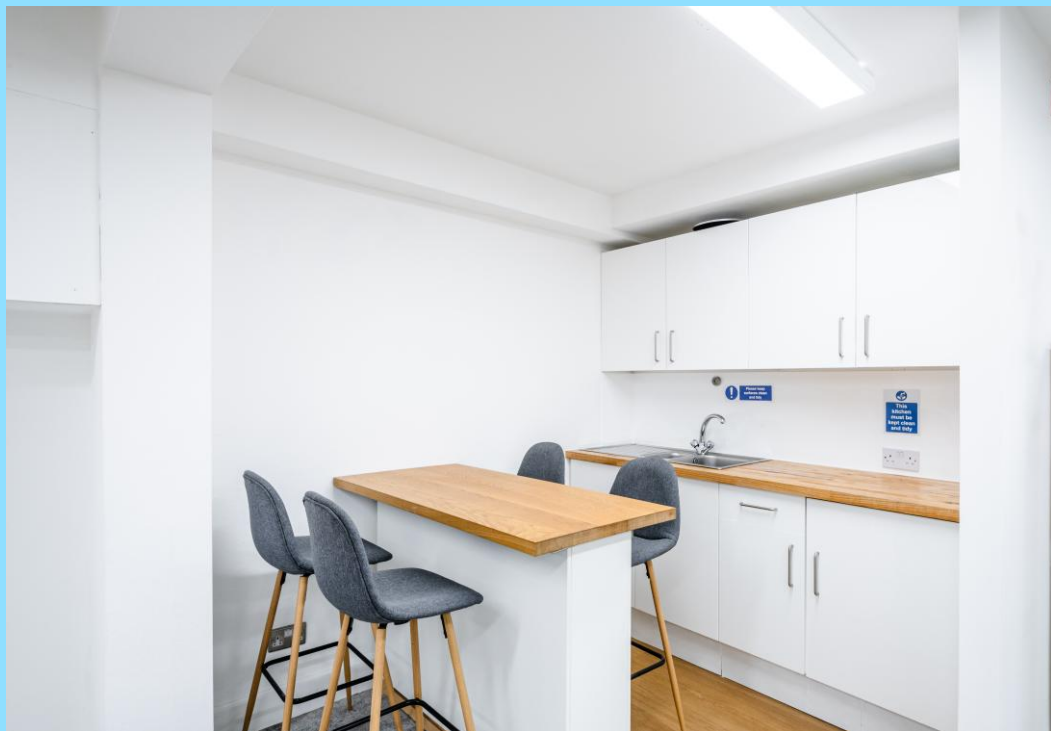
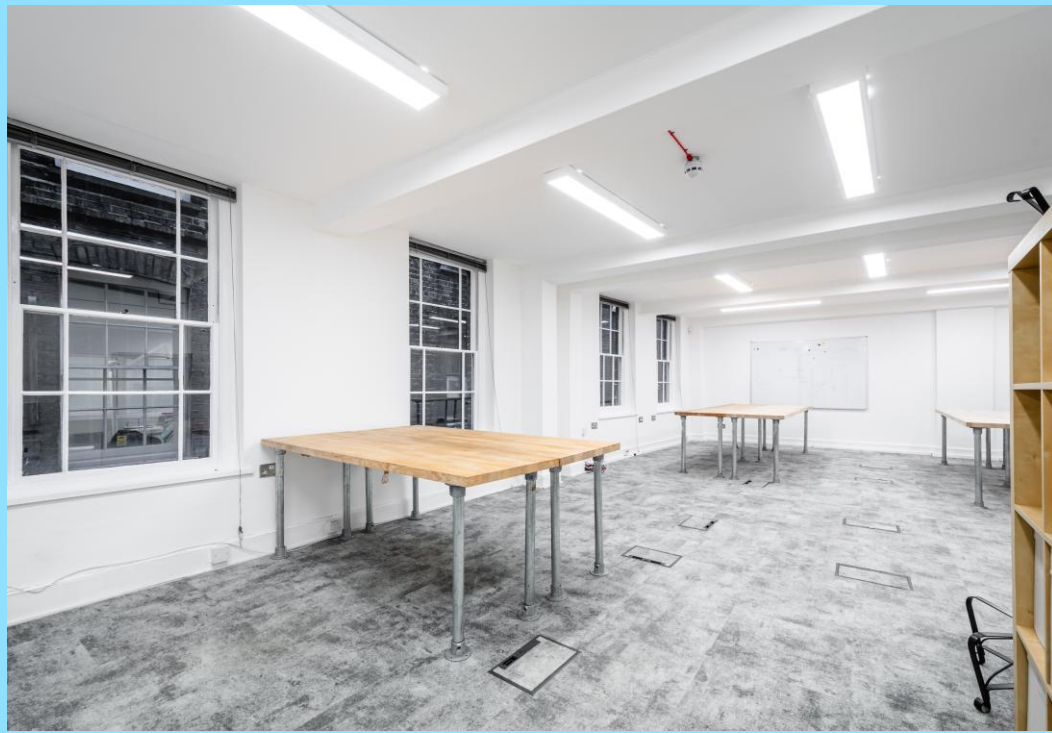
DESCRIPTION

The available accommodation comprises a self-contained workspace on the first floor of a well-maintained period building. Recently refurbished to a CAT B fit-out standard, the office includes an open-plan kitchen, a meeting room, desks, and LED lighting. Additional features include a passenger lift, CAT 5 cabling, an entry phone system, and excellent transport links. Ideally situated near Liverpool Street Station, this workspace is well-suited for a range of small business operators.

SUMMARY

- Self-Contained
- Great Transport Links
- Entry Phone System
- CAT B
- Passenger Lift
- Good Natural Light
- CAT 5 Cabling
- Prime Location

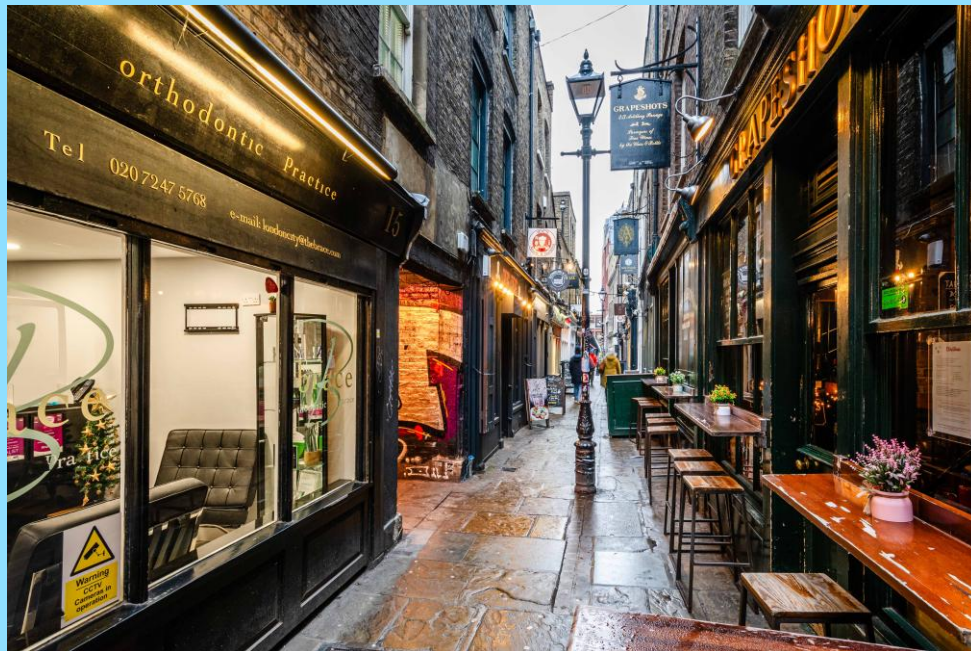




LOCATION

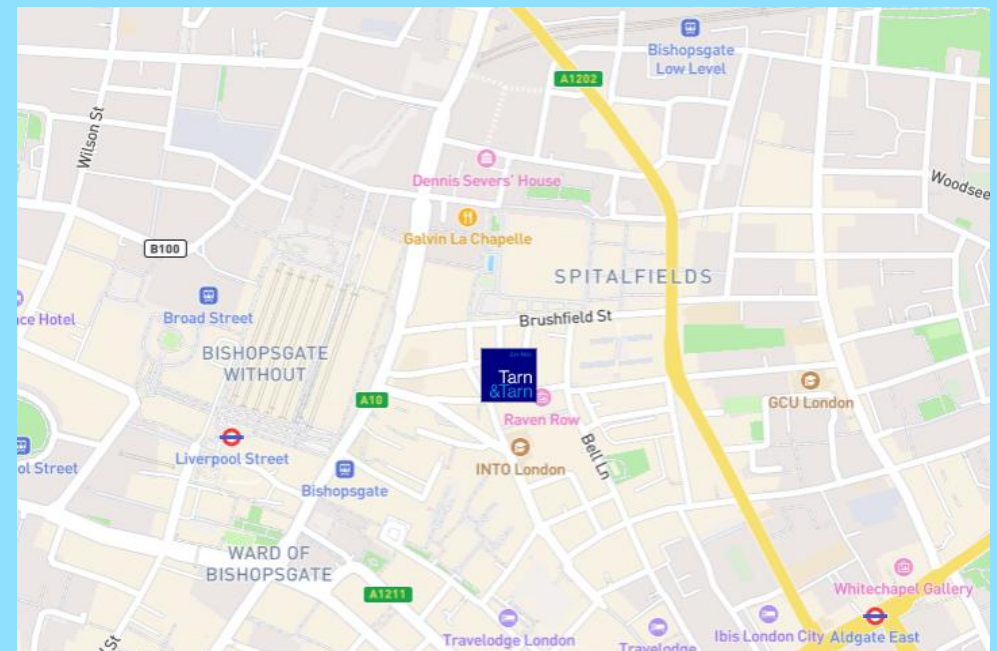
THE AREA

The property is located on the South side of Artillery Passage on the corner of Sandy's Row. Situated only one minute from Bishopsgate and Spitalfields Market, local office occupiers include Allen and Overy, Royal Bank of Scotland and Societe and Generale. Liverpool Street Station is within a short walk, as are the numerous bus services to the City and Shoreditch, 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	SQ FT	RENT (£ PFT ²)	SERVICE CHARGE (£ PSFT)	BUSINESS RATES (£ PSFT)	TOTAL MONTH	TOTAL YEAR
1ST FLOOR	771					
TOTAL	771	£35	£8.50	£13.00	£3,630.13	£43,561.50

LEGAL COSTS

Each Party to bear their own costs

TERMS

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

LOCAL AUTHORITY

London Borough of Tower Hamlets

VAT

Applicable

BUILDING INSURANCE

Included in the service charge



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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

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



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