

Est.1955

Tarn
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UNIT H, I & J TAYLOR'S
YARD, 160-170 BRICK
LANE
SPITALFIELDS
LONDON
E1 6RU

WAREHOUSE
CONVERTED
WORKSPACE IN THE
HEART OF BRICK
LANE
2,085 SQFT



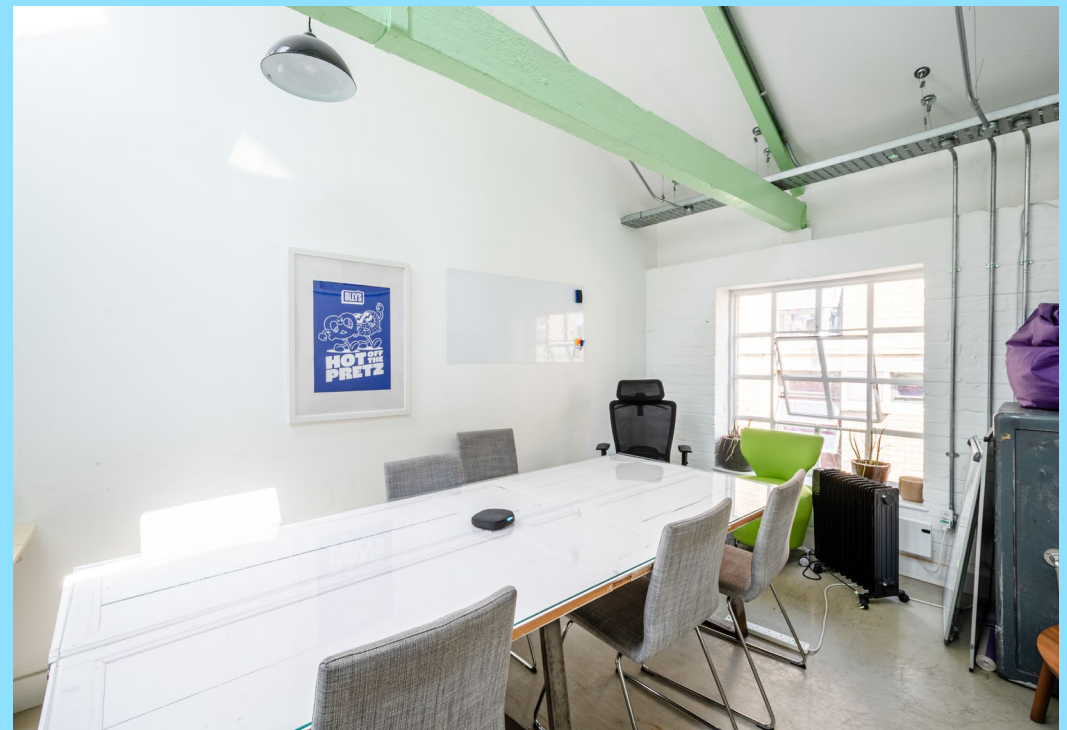
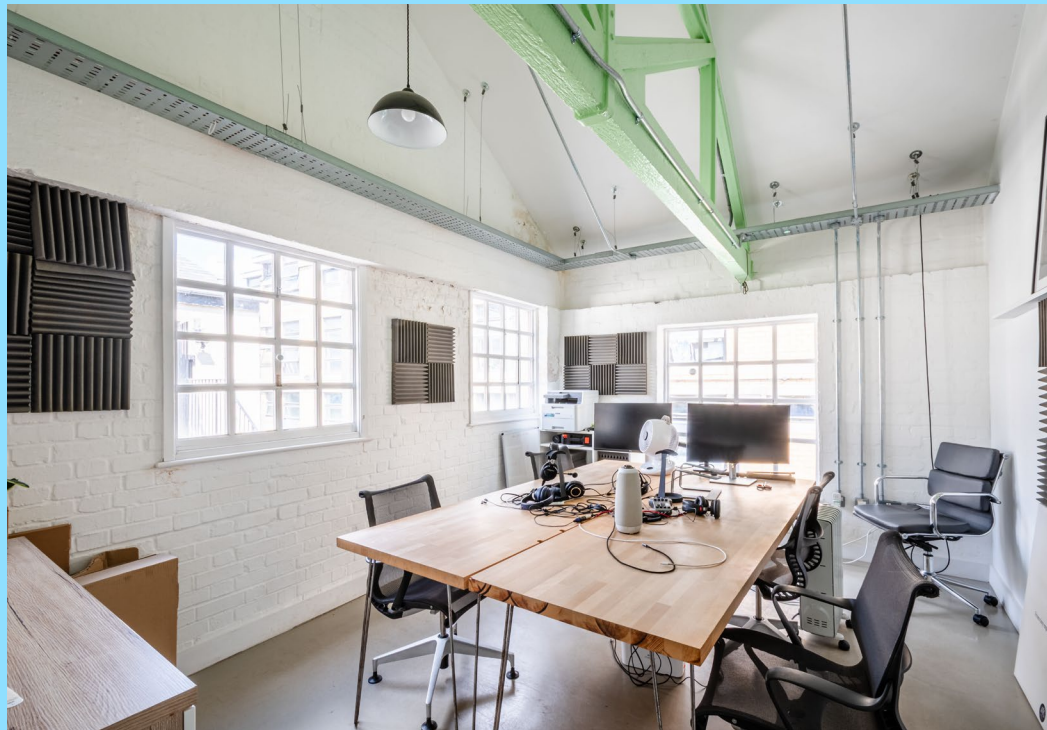
DESCRIPTION

The available accommodation offers characterful, industrial-style workspace on Brick Lane, situated on the first floor of this commercial building. The space benefits from good natural light throughout and an authentic industrial aesthetic, ideal for businesses seeking workspace with genuine character. It comes self-contained with WC and kitchenette, along with access to dedicated meeting rooms and a communal hallway shared with neighbouring units. Security is well covered, with an entry phone system and alarm in place.

SUMMARY

- Self Contained
- Communal Hallway
- Industrial Style
- Meeting Rooms
- Good Natural Light
- Entry Phone System
- Alarm





LOCATION

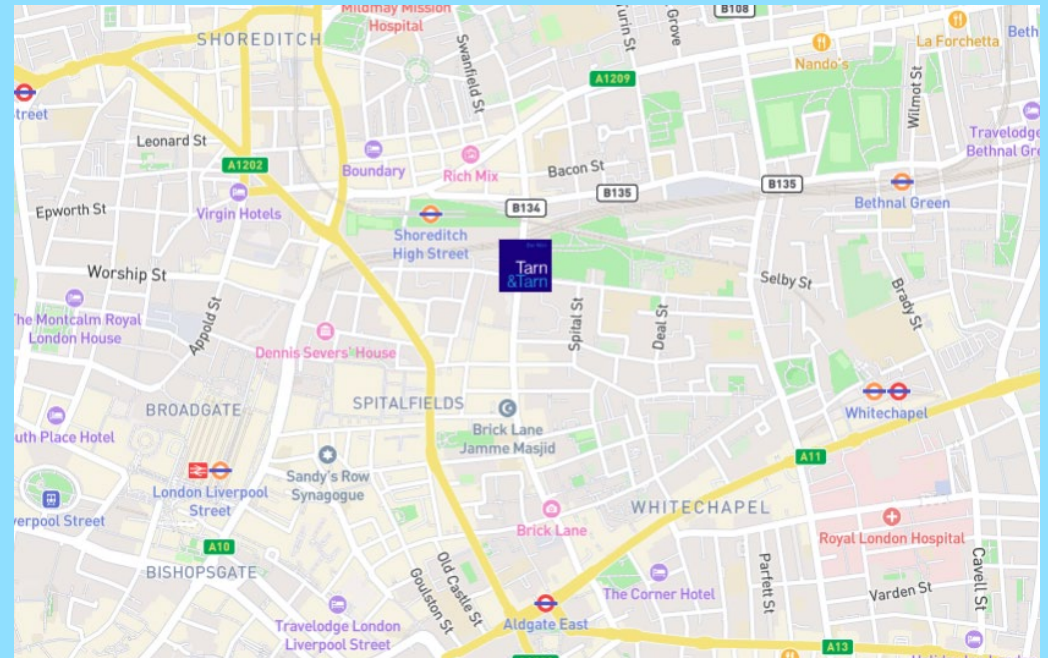
THE AREA

Taylor's Yard is situated just off Brick Lane, in the heart of East London's most creative and culturally rich district, surrounded by an eclectic mix of independent retailers, restaurants, cafes, and street food vendors that make the area a magnet for both residents and visitors. The immediate surroundings offer easy access to Shoreditch High Street and Liverpool Street stations, providing excellent transport links across the City and beyond, while the wider neighbourhood continues to attract a strong concentration of creative, tech, and media occupiers drawn to its distinctive character and vibrant atmosphere.



TRANSPORT

- Shoreditch High Street (6-minute walk) – **Overground Line**
- Aldgate East (11-minute walk) – **Hammersmith & City, District**
- Liverpool Street (16-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and **National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
1 ST FLOOR	2,085				
TOTAL	2,085	£35	£5	TBA	£83,400

BUSINESS RATES

The property has not yet been assessed by the VOA. Interested parties are advised to make their own enquiries regarding likely rates liability.

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 the Security and Provisions of the Landlord and Tenant Act of 1954

LOCAL AUTHORITY

London Borough of Tower Hamlets

BUILDING INSURANCE

Included in the service charge

VAT

N/A



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VIEWINGS

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