Est. 1955

Tarn &Tarn

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

WAREHOUSE CONVERTED WORKSPACES IN THE HEART OF BRICK LANE

118 - 946 SQFT



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DESCRIPTION

Located in the vibrant heart of Brick Lane, Taylors Yard offers four characterful, warehouse-style offices on the first floor, available to lease individually or as a whole. The spaces benefit from an industrial aesthetic, good natural light and electric heating, with shared WCs, a kitchenette and access to a bookable meeting room. An all-inclusive rental package covers rent, service charge, business rates, cleaning, internet and utilities, providing a straightforward and convenient workspace in one of East London's most sought-after locations.



SUMMARY

- 1Gb Fibre Internet
- Industrial Style
- Bookable Meeting Room
- Good Natural Light
- Shared WCs & Kitchenette
- Electric Heating
- All-Inclusive Price









LOCATION

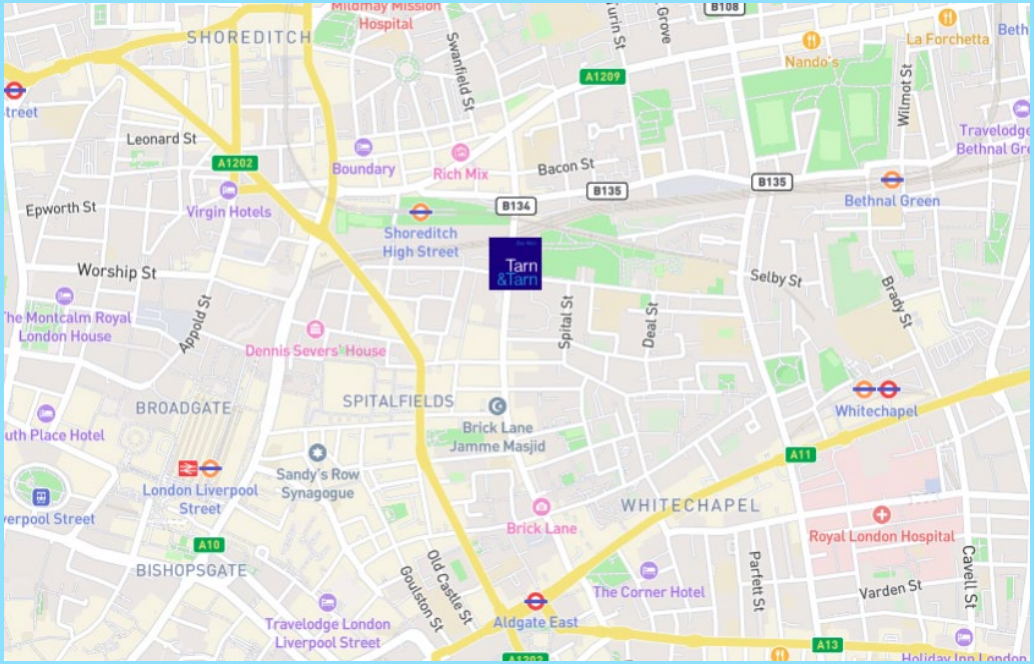
THE AREA

Taylors 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 MONTH	TOTAL YEAR
Office 2	338	£80 PSF	Included in the rent	Included in the rent	£2,253.33	£27,040
Office 3	118	£80 PSF	Included in the rent	Included in the rent	£786.67	£9,440
Office 4	180	£80 PSF	Included in the rent	Included in the rent	£1,200	£14,400
Office 5	310	£80 PSF	Included in the rent	Included in the rent	£2,066.67	£24,800
TOTAL	**946**	**£80 PSF**			**£6,306**	**£75,680**

FIT-OUT

Please note that the units will be handed over without a fit-out, allowing occupiers to customise the space to suit their individual requirements.

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.

ALL INCLUSIVE PRICE BREAKDOWN

The all-inclusive price for each unit includes rent, service charge, business rates, cleaning (including rubbish disposal and bathroom cleaning), internet, and utility bills (including electricity and water).

TERMS

A new FRI lease to be contracted out of the Landlord and Tenant Act 1954.
Minimum Lease Length: 2 years, with a tenant break clause in year 1.
Rental Deposit: 3 months' rent for businesses trading for over 3 years; 6 months' rent for start-ups or businesses trading for less than 3 years.

VAT

N/A



Est. 1955

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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.