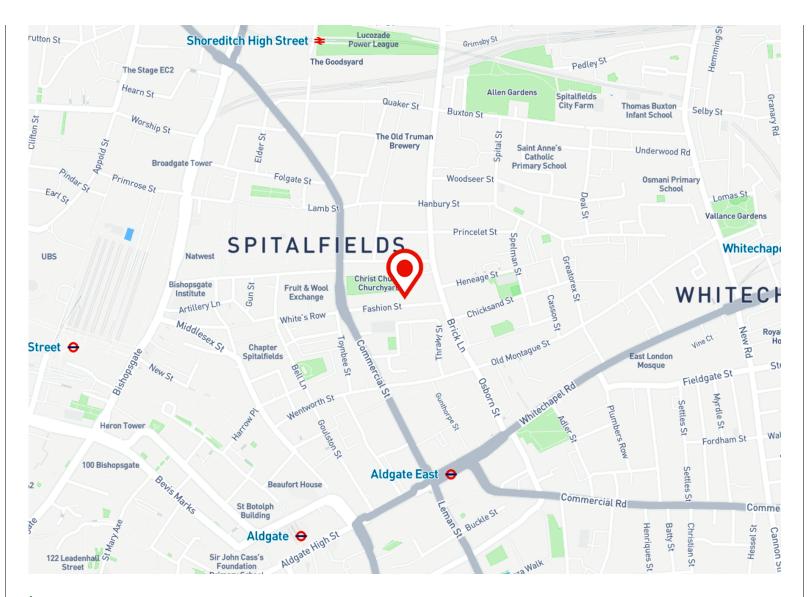
# Compton Spitalfields E1 6PX Self-Contained Office Space Available For Rent In The Heart Of Spitalfields For Rent 9,720 ft<sup>2</sup> 020 7101 2020 compton.london

#### **Spitalfields**

10-20 Fashion Street E1 6PX

Self-Contained Office Space Available For Rent In The Heart Of Spitalfields

For Rent 9,720 ft<sup>2</sup>



#### Location

The property sits at the intersection of Spitalfields, Shoreditch and the City, making it the ideal location whether you're drawn to the East London creative industries, the vibrancy of Old Spitalfields Market, or the capital's financial district. Surrounded by some of London's most talked-about bars and restaurants, yet still retaining the charm of an authentic London neighbourhood, it's a well-connected and exciting place to work.

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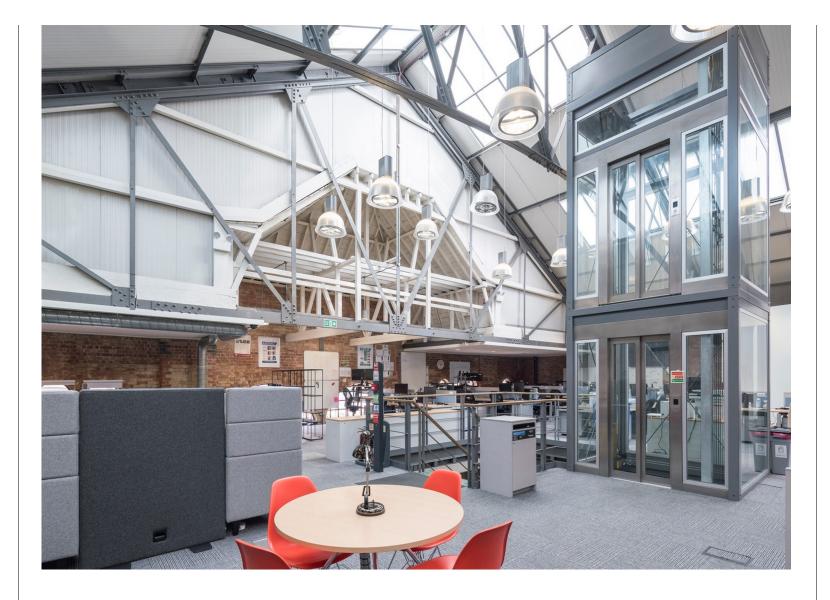


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#### **Amenities**

- Voluminous space with impressive pitched roof
- Air-conditioning
- Modern suspended lighting
- Fully accessible raised floors
- Self-contained entrance
- Nearest stations Liverpool Street, Aldgate & Shoreditch High Street

#### **Description**

This is a unique opportunity to acquire your own self-contained building in the heart of Spitalfields. Currently under refurbishment and will be finished to a Cat A condition. The photos used in these marketing particulars are reflective of the previous Tenant's fit-out.

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#### **Terms**

New full repairing & insuring lease available for a term by arrangement direct from the freeholder

#### VAT

The property is elected for VAT

#### Possession

Available

### **Legal Costs**

Each party to bear their own legal costs in this transaction

#### **Local Authority**

The London Borough of Tower Hamlets

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### Floor Areas & Outgoings

The accommodation comprises of the following:

Name	Sq ft	Rent	Rates Payable	Service Charge	Availability
Building - Ground & 1st	9,720	£59.50 per sq ft	£16.96 /sq ft	£2.50 /sq ft	Under offer
Total	9,720				

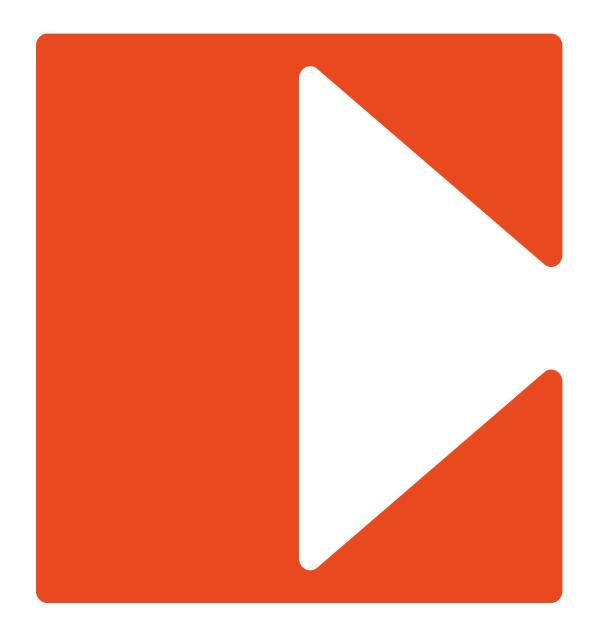
#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Joshua Miller jm@compton.london 07917 725 365

Shaun Simons ss@compton.london 07788 423131

Emma Higgins eh@compton.london 07769 605 295



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