



FOR SALE

## Office/Live-Work

39 Gowers Walk, London E1 8BS



**Location:**

Located on the east side of Gowers Walk close to its junction with Commercial Road, within a secure, well-maintained gated development. Chandlery House is a former grade II listed rope warehouse, which was sympathetically converted approximately ten years ago. Aldgate East and Tower Hill tube stations are within walking distance, and there are numerous London bus services in the local vicinity.

**Description:**

The available accommodation comprises a self-contained office/live-work premises on the ground floor which has been fitted to a high specification. The unit benefits from high ceilings, self-contained street access, open plan(if required) and underground parking(outside the congestion charge).

<b>Price</b>	£1,300,000 (offers in excess of)
<b>Est. rates payable</b>	£10,311 per annum
<b>Tenure</b>	Long leasehold
<b>Deal type</b>	Vacant possession
<b>EPC category</b>	C
<b>Size</b>	1,759 Sq ft
<b>Size (NIA)</b>	1,759 sq ft
<b>Size (GIA)</b>	1,759 sq ft
<b>Planning class</b>	B1

Marketed by: Tarn & Tarn

For more information please visit:

<http://example.org/m/45181-office-live-work-39-gowers-walk>



Excellent Ceiling Height

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Exposed Brick Walls

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Underground Parking Space

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WC Facilities

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Kitchen

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Self-Contained







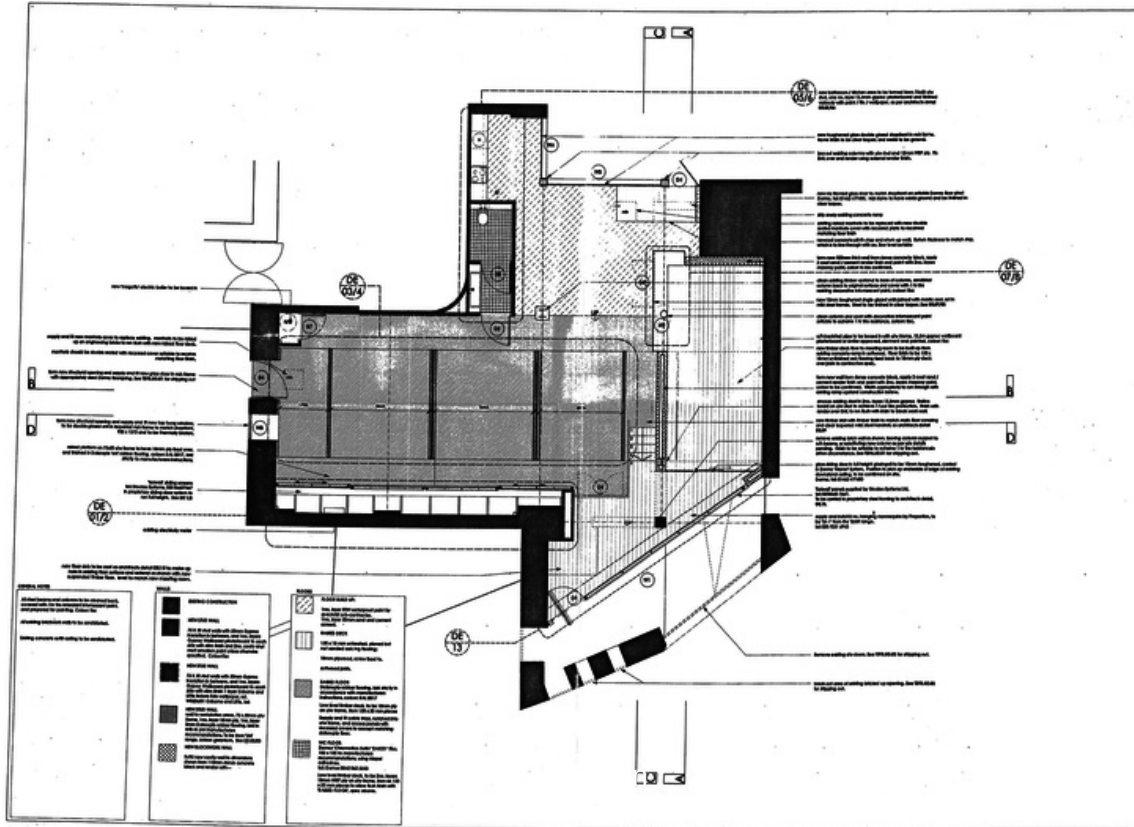


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Data provided by Google

# Units & availability



**Floors & availability**

**Airports** London City 5.3m, London Heathrow 17.1m, London Gatwick 25.8m

**National rail** Shadwell 0.5m, London Fenchurch Street 0.5m, Whitechapel 0.5m

**Tube** Aldgate East 0.3m, Aldgate 0.3m, Tower Gateway 0.4m

**Lease overview** Ground Rent: £400 per annum

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<b>Period</b>	125 years
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<b>Start year</b>	1999
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<b>Remaining</b>	105 years
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**Viewings** Strictly by appointment only

**Legal costs** Each party to bear their own legal costs

**EPC** Please visit <http://example.org/m/45181-office-live-work-39-gowers-walk#data-room> for the EPC certificate.



Notes:

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☎ 020 7377 8989  
✉ info@tarn-tarn.co.uk

Tarn & Tarn  
 Arthur Nowicki  
☎ 020 7377 8989  
✉ arthur@tarn-tarn.co.uk

Tarn & Tarn  
 Michael Logue  
☎ 020 7377 8989  
✉ mlogue@tarn-tarn.co.uk

Tarn & Tarn Ltd  
David Raymond  
☎ 020 7456 9691  
✉ draymond@tarn-tarn.co.uk

Quote reference: SALE-45181

MISREPRESENTATION ACT – THESE DETAILS AND THE DESCRIPTION AND MEASUREMENTS HERIN DO NOT FORM ANY PART OF ANY CONTRACT AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED.