

# AVAILABLE TO LET Self Contained Office

47 Heneage Street, London E1 5LJ

Office for rent, 836 sq ft, £32,500 per annum

To request a viewing call us on 020 7377 8989 For more information visit https://realla.co/m/44177-self-contained-office-47-heneage-street



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## Self Contained Office

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#### Location

The property is situated on the corner of Heneage Street and Spelman Street in the heart of Spitalfields. The immediate area benefits from a diverse range of of fantastic amenities including The Truman Brewery complex, Spitalfields Market, as well as nearby Brick Lane and Shoreditch. The area is well served by public transport with Aldgate East, Liverpool Street and Shoreditch High Street stations within walking distance.

#### Description

The available accommodation comprises 836 sq ft of open plan office space on the ground floor of this mixed use building. The office benefits from fantastic natural light paired with a fully equipped kitchenette and Air-conditioning. This unit would suit a variety of different users, ideally as an architect's office or any creative user.

#### **Highlights**

- Electric Shutters
- Self-Contained
- High Ceilings
- Kitchenette •
- Concrete Flooring •
- Good Natural Light
- Air-con
- Cat 5 wiring

#### **Property details**

Rent	£32,500 per annum	
Est. S/C	£450 per annum	
Rates detail	N/A	
Planning class	B1	
Size	836 Sq ft	
VAT charges	Applicable	
Lease details	A new FRI Lease to be agreed for a term to be agreed, to be contracted outside the security and provisions of the Landlord and Tenant Act 1954	
EPC certificate	Available on request	

Unit	Size sq ft
Ground Floor	836

#### More information

Visit microsite

https://realla.co/m/44177-self-contained-office-47-heneage-street

### Contact us

#### Tarn & Tarn

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Quote reference: RENT-44177 Strictly by appointment only

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