

# AVAILABLE TO LET Spitalfields Ground Floor Office

25 Spelman Street, London, UK E1 5LQ



Office for rent, 1,420 sq ft, £52,540 per annum

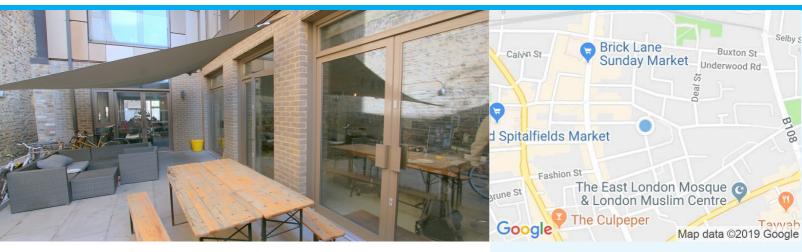
To request a viewing call us on 020 7377 8989 For more information visit https://realla.co/m/36833-spitalfields-ground-floor-office-25-spelman-street Arthur Nowicki arthur@tarn-tarn.co.uk

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# **Spitalfields Ground Floor Office**

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The available accommodation comprises a self contained office located on the ground floor of this mixed use building. The offices benefit from an open plan layout, double glazed windows which provide great natural light, good ceiling height and communal outdoor space. The unit has been fitted extremely stylishly, maintaining a Shoreditch/Brick Lane aesthetic - it would therefore suit a wide variety of office users.

The office is prominently located on the north side of Heneage Street just off Brick Lane and moments from the Truman Brewery. The unit is surrounded by a wide variety of shops, supermarkets, restaurants and pubs. The area is extremely well served by local transport services, Aldgate East is just a five minutes walk away, while Liverpool Street Station and Shoreditch High Street Station are both within ten minutes.

# **Highlights**

- Great Ceiling Height
- Security Shutters
- Double Glazed Windows
- Resin Flooring
- W/C
- Kitchen
- Open Plan Layout
- Communal Yard

#### **Property details**

Rent	£52,540 per annum			
S/C	£650 per annum			
Rates payable	£9,329 per annum			
Building type	Office			
Planning class	B1			
Size	1,420 Sq ft			
VAT charges	ТВС			
Lease details	New FRI lease to contracted outside the security and provisions of the Landlord and Tenant Act 1954			
EPC certificate	Available on request			

Unit	Floor	Size sq ft	Rent psf	Total pa
Unit 2 (25 Spelman Street)	Ground Floor	1,420	£37.00	£52,540.00

## **More information**

#### Visit microsite

https://realla.co/m/36833-spitalfields-ground-floor-office-25spelman-street

## Contact us

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Quote reference: RENT-36833 Strictly By Appointment Only

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