



FOR SALE

32-38 Osborn Street,
London, E1 6TD

5,317 sq ft

Prominent 5000 sq ft
commercial unit for sale
on Osborn Street.

stirlingackroyd.com



Description

The property offers two self contained spaces arranged over the ground and lower ground floors. Part of a boutique development that comprises 15 private residential flats on the upper floors. The space could suit a variety of occupiers from the office sector to the retail and leisure sectors subject to necessary consents. Both floors offer fantastic floor-to-ceiling heights particularly in the lower floor.

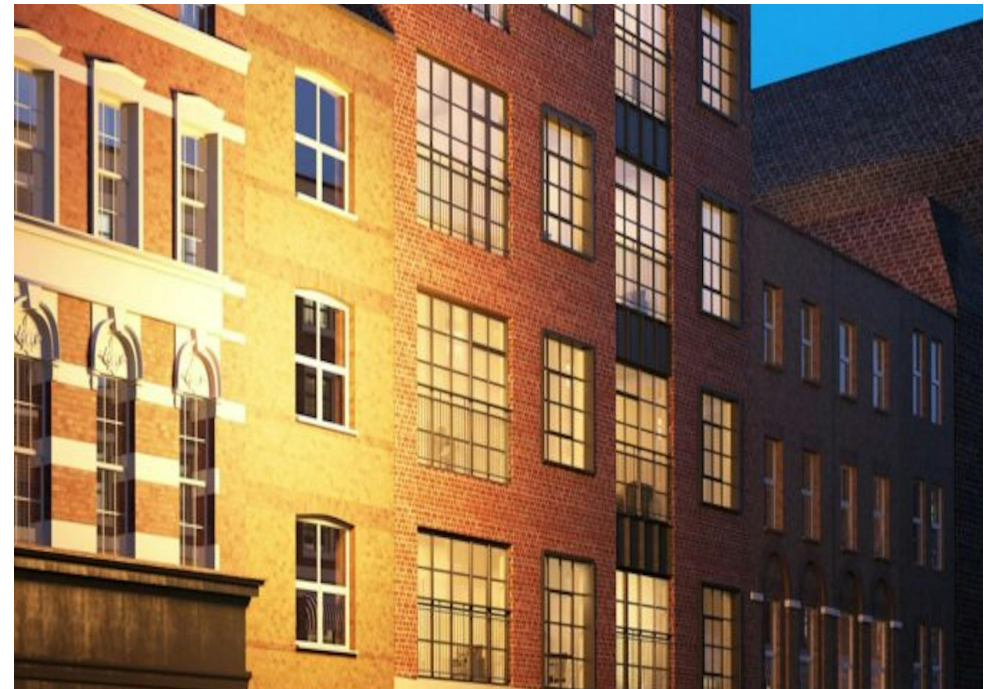
Location

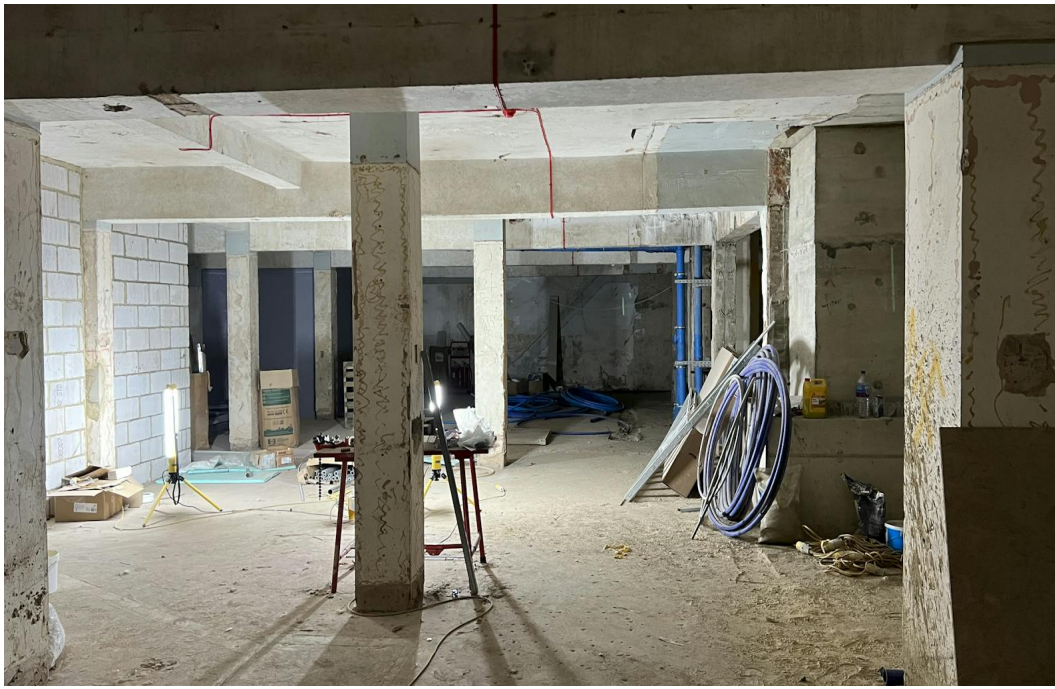
Situated in prime East London, the property sits just off Brick Lane made famous for it's busy markets, food stalls, bagel shops and Truman brewery. A short distance away also sits Spitalfields Market which attracts waves of tourist each year.

Whitechapel has seen a vast amount of investment over the last few years which has resulted in a brand new Crossrail Station. Having Shoreditch on the doorstep helps bring further tourism and creative companies to the area.

Key points

- Ground floor 2,357 sq ft
- Basement floor 2,960 sq ft
- Ground and lower ground floors
- Prominent location
- Excellent transport connections
- E-Class usage
- Two self contained spaces
- Boutique development





Rents, Rates & Charges

Price	Offers in the region of £1,850,000
Rates	On application
Service Charge	£5 per sq ft
VAT	To be confirmed
EPC	D (100)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
07947728313
hmann@stirlingackroyd.com

Rachel Kiddie (Deleted)
020 3967 7628
rkiddie@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 22/01/2024