

**FLAGSHIP
SPITALFIELDS RETAIL
OPPORTUNITY**

**COMMERCIAL STREET
SPITALFIELDS
E1**

2,127 SQ FT

BELCOR

CITY FRINGE REAL ESTATE









DESCRIPTION

Arranged over ground and lower ground floors forming part of a mixed-use development with warehouse character.

Unit A has been fitted to a high specification and would be of strong interest to any retail operators, benefiting from E Class Use.

PRIME SPITALFIELDS RETAIL / CLASS E OPPORTUNITY

AMENITIES

-  7 Day Trade
-  Amazing transport links
-  Great ceiling height
-  Excellent Natural Light
-  Warehouse Style
-  E Use Class



LOCATION

Occupying a prominent position in this increasingly sought after location, a short distance from Spitalfields Market, Truman Brewery and several notable occupiers who include Costa Coffee, All Saints, Hawksmoor, Loaf and Urban Outfitters.

The unit is in the heart of this trendy City Fringe area, close to the junction with Shoreditch High Street.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PA)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground	983					
LG	1,144					
Total	2,127	Available	£85,000	£27,136	TBC	£10,247

TRANSPORT

SHOREDITCH HIGH STREET

Overground

LIVERPOOL STREET

Metropolitan
Hammersmith & City
Central Line

OLD STREET

Northern Line

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

TIMING

Available now

VAT

VAT is applicable

VIEWINGS VIA SOLE JOINT AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

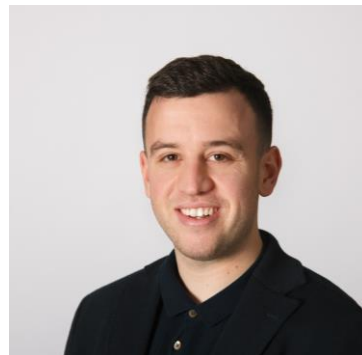
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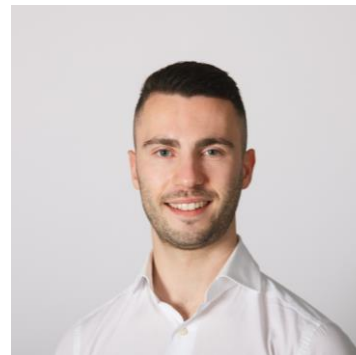
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