

**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					
<b>Total</b>	<b>2,127</b>	<b>Available</b>	<b>£85,000</b>	<b>£27,136</b>	<b>TBC</b>	<b>£10,247</b>

## 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

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## TEAM

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