

**SELF-CONTAINED
OFFICE SPACE
LOCATED MOMENTS
FROM LIVERPOOL
STREET STATION**

**51 GUN STREET
SPITALFIELDS, E1**

BELCOR

CITY FRINGE REAL ESTATE

920 SQ FT

DESCRIPTION

The property comprises a modern built ground floor office unit. The unit has a display window frontage and its own entrance from Gun Street. The office benefits from recessed lighting, comfort cooling, its own WC and kitchen. The unit would suit a range of office, medical or possibly some retail businesses within Class E.

AMENITIES



EXCELLENT NATURAL LIGHT



AIR CONDITIONING



EXCELLENT
TRANSPORT LINKS



KITCHENETTE



E CLASS USE



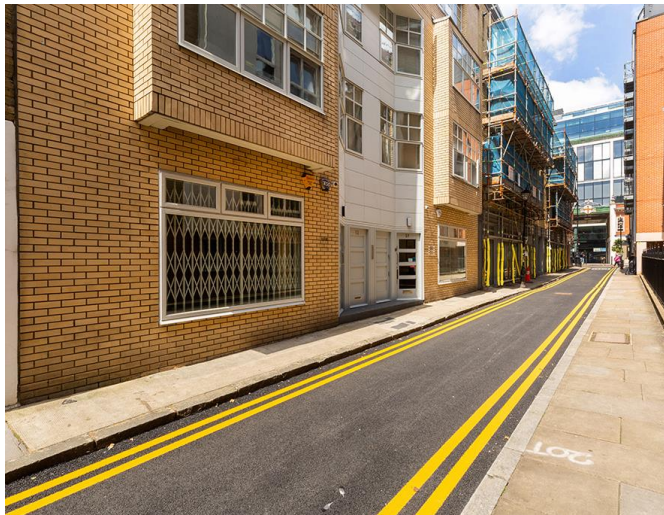
24 HOUR ACCESS

SELF-CONTAINED ECONOMICAL OFFICE SPACE IN THE HEART OF SPITALFIELDS



BELCOR

51GUN STREET
SPITALFIELDS, E1



TRANSPORT

Liverpool Street - 9 Mins



Aldgate East - 9 Mins



Shoreditch High Street - 8 Mins



AREA

Gun Street runs between Artillery Lane and Brushfield Street, just southwest of the Spitalfields Market development with a huge range of retail and leisure amenities on the doorstep. Liverpool Street station, Aldgate East and Shoreditch High street make this property highly accessible to all.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground & LG	920	Available	£30,000	£8.00	£2.00	£3,267

LEASE

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

TIMING

Available immediately.

CONTENT

View on our website



LEGAL COSTS

Each party to bear their own costs

VAT

VAT is not applicable.

VIEWINGS VIA JOINT SOLE AGENTS

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