

**BRAND NEW FULLY  
FITTED WAREHOUSE  
WORKSPACE**

**LANA HOUSE  
COMMERCIAL STREET  
SPITALFIELDS  
E1**

**1,333 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**





## DESCRIPTION

Situated within a converted original warehouse building providing beautiful warehouse-style office accommodation. The premises offering unique original warehouse features, excellent ceiling heights, good natural light, 18 desks, 1 meeting rooms, 1 call booth and ample kitchen and breakout space. Parking is also available by separate arrangement.

## AMENITIES



EXCELLENT NATURAL LIGHT



AIR CONDITIONING



EXCELLENT TRANSPORT LINKS



BIKE RACKS



CAT A+



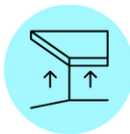
DESIGN LED FIT-OUT



NEWLY REFINISHED



WAREHOUSE STYLE FEATURES



GREAT CEILING HEIGHTS

## UNIQUE ORIGINAL WAREHOUSE WORKSPACE IN THE HEART OF SPITALFIELDS



\*CGIs are exact to specification of the final product





### TRANSPORT

Old Street - 15 mins



Shoreditch High Street - 6 mins



Liverpool Street - 15 mins



### AREA

Located on Commercial Street in the heart of Spitalfields. The premises is situated amongst a host of bars and restaurants and is adjacent to the Truman Brewery complex, Spitalfields market, and Brick Lane.

The property is also within short walking distance of Liverpool Street Station, Old Street Station and Shoreditch High Street Station.

### LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 <sup>st</sup> Floor	1,333	Available	£65.00	Nil (Refer to Agents)	Est. £6.00	£7,886

## LEASE

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

## TIMING

Available from June 2024.

## CONTENT

View on our website



## LEGAL COSTS

Each party to bear their own costs

## VAT

VAT is applicable.

## VIEWINGS VIA SOLE AGENTS

### BELCOR

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

### JOE MEISEL MRICS PARTNER



[jm@belcor.london](mailto:jm@belcor.london)  
07872 350 838

### ROB ELMAN AGENCY



[re@belcor.london](mailto:re@belcor.london)  
07867 494 173

020 7375 3444  
www.belcor.london

