ECONOMICAL SPITALFIELDS OFFICES

39 BELL LANE
SPITALFIELDS E1

2,632 – 24,193 SQ FT

TO LET

BELCOR

CITY FRINGE REAL ESTATE

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DESCRIPTION

The property comprises over basement, ground and five upper floors, The premises provides mainly open plan office space with 3m ceiling height and decent natural light throughout the building. Available to rent as an entire building or on a floor-by-floor basis.

AMENITIES

- OPEN PLAN
- TWO LIFTS
- DOUBLE GLAZED WINDOWS
- GOOD NATURAL LIGHT
- CONCRETESTRUCTURE WITH STEEL REINFORCEMENT
- ENGINEERED BRICK FACADE
- SELF-CONTAINED
- EXCELLENT TRANSPORT LINKS
- KITCHENETTE

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AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Lower Ground	3,159	Available	£45.00	c.£5.00	TBC	TBC
Ground	2,632	Available	£45.00	c£16.00	TBC	TBC
First	3,647	Available	£45.00	c£16.00	TBC	TBC
Second	3,758	Available	£45.00	c£16.00	TBC	TBC
Third	3,768	Available	£45.00	c£16.00	TBC	TBC
Fourth	3,738	Available	£45.00	c£16.00	TBC	TBC
Fifth	3,491	Available	£45.00	c£16.00	TBC	TBC
TOTAL	24,193	Available	£45.00	c£16.00	TBC	TBC

LEASE

A new lease on terms to be arranged.

TIMING

Available immediately.

CONTENT

View on our website

RATES

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

VAT

VAT is applicable.

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TRANSPORT

Liverpool Street - 5 mins

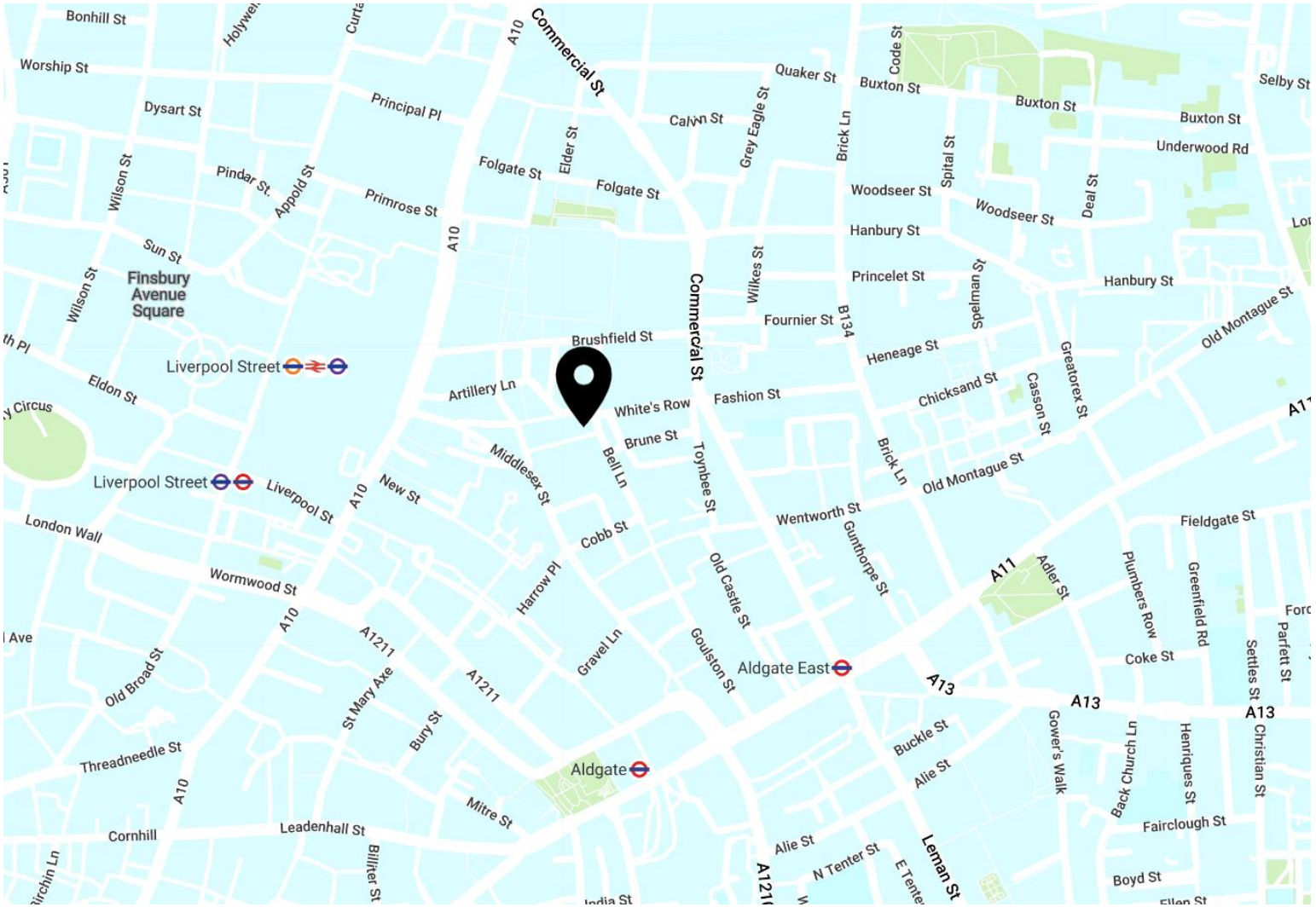
Aldgate East - 7 mins

Aldgate - 8 mins

AREA

The building occupies a prominent position bound by Artillery Passage to the north, Bell Lane to the east and Frying Pan Alley to the south. Located a short walk from Spitalfields market and also within close walking distance to Shoreditch and Aldgate, the building is surrounded by a wealth of amenities including a number of high-profile restaurants and retailers.

LOCATION



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Viewings Via Sole Agents

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Subject to contract
Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.