

**UNIQUE WAREHOUSE
STYLE OFFICE IN THE
HEART OF
SPITALFIELDS**

**FASHION STREET
SPITALFIELDS
E1**

950 SQ FT

BELCOR

CITY FRINGE REAL ESTATE

DESCRIPTION

A fantastic ground floor unit that has been comprehensively refurbished to provide a stunning warehouse style office space within an attractive period warehouse building. The unit is a bright, light office that benefits from an open-plan layout with superb ceiling heights, kitchenette and a communal courtyard for bike parking. The unit should be of strong interest to a wide range of occupiers.

AMENITIES



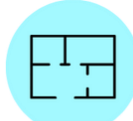
EXCELLENT
TRANSPORT LINKS



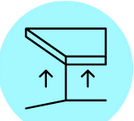
GOOD NATURAL LIGHT



SELF-CONTAINED



OPEN PLAN



GREAT CEILING HEIGHTS



PRIME LOCATION



PARKING



WAREHOUSE STYLE
FEATURES



COURTYARD

UNIQUE WAREHOUSE STYLE OFFICE IN THE HEART OF SPITALFIELDS



BELCOR

FASHION STREET
SPITALFIELDS, E1



TRANSPORT

Shoreditch High Street - 11 mins



Aldgate East- 6 mins



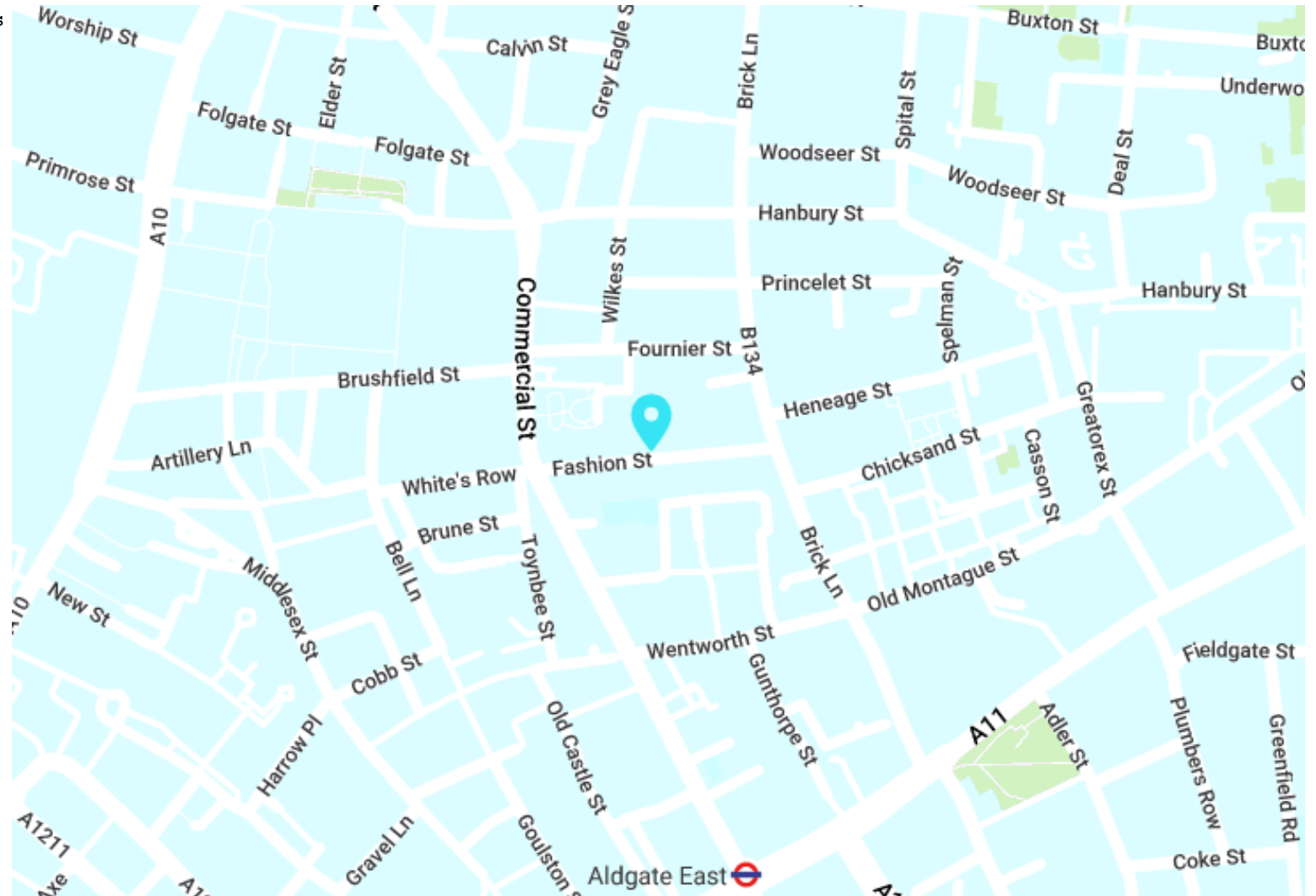
Liverpool Street - 8 mins



AREA

The property is situated on the north side of Fashion Street opposite Istituto Marangoni in this highly sought after location, linking Commercial Street and Brick Lane in the heart of Spitalfields. Local amenities include numerous retail and restaurant outlets within Spitalfields market and Truman Brewery. The area also benefits from excellent transport links being within a short walking distance of Liverpool Street, Shoreditch High Street and Aldgate East.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
7	950	Available	£55.00	£14.00	£5.00	£5,858

LEASE

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

TIMING

Available July 2024

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.

VIEWINGS VIA SOLE AGENTS

BELCOR

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

TEAM

JOE MEISEL MRICS PARTNER



jm@belcor.london
07872 350 838

MARCUS GODFREY AGENCY



mg@belcor.london
07949 990 901

020 7375 3444
www.belcor.london

