

BELCOR

CITY FRINGE REAL ESTATE

**MEDIA STYLE
SHOWROOM/OFFICE
SPACE IN THE HEART
OF SPITALFIELDS**

**FASHION STREET
SPITALFIELDS
E1**

3,100 SQ FT

**ENERGY EFFICIENT
ALL ELECTRIC**



DESCRIPTION

A self-contained ground floor media style office unit within an attractive period warehouse building. The premises has an excellent street frontage and offers an open-plan layout with good ceiling heights, 2 meeting rooms, kitchen and WC facilities. The unit should be of strong interest to media, tech, creative occupiers and showroom occupiers.

AMENITIES



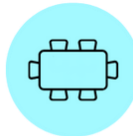
EXCELLENT
TRANSPORT LINKS



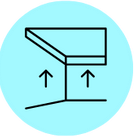
GOOD NATURAL LIGHT



SELF-CONTAINED



MEETING ROOMS



GREAT CEILING HEIGHTS



PRIME LOCATION



BIKE RACKS



AIR CONDITIONING



COURTYARD

MEDIA SHOWROOM OFFICE/STUDIO SPACE IN THE HEART OF SPITALFIELDS



BELCOR

FASHION STREET
SPITALFIELDS, E1



TRANSPORT

Shoreditch High Street - 11 mins



Aldgate East- 6 mins



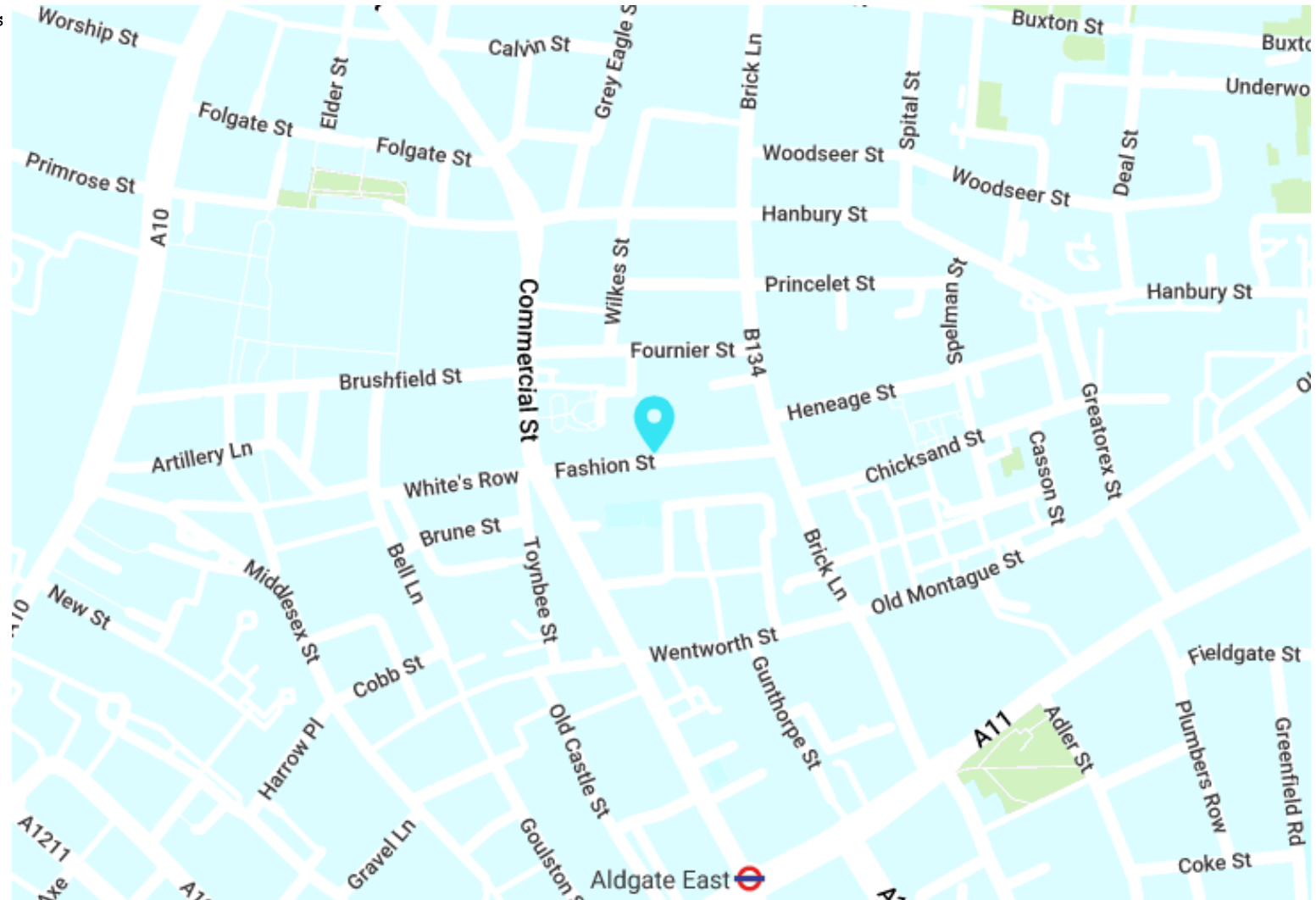
Liverpool Street - 8 mins



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 station.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3	3,100	Available	£55.00	£13.91	£5.00	£19,093

LEASE

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

TIMING

Available Now.

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.

EPC

Currently rated B and will be improved to a rating of A in the near future.

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

