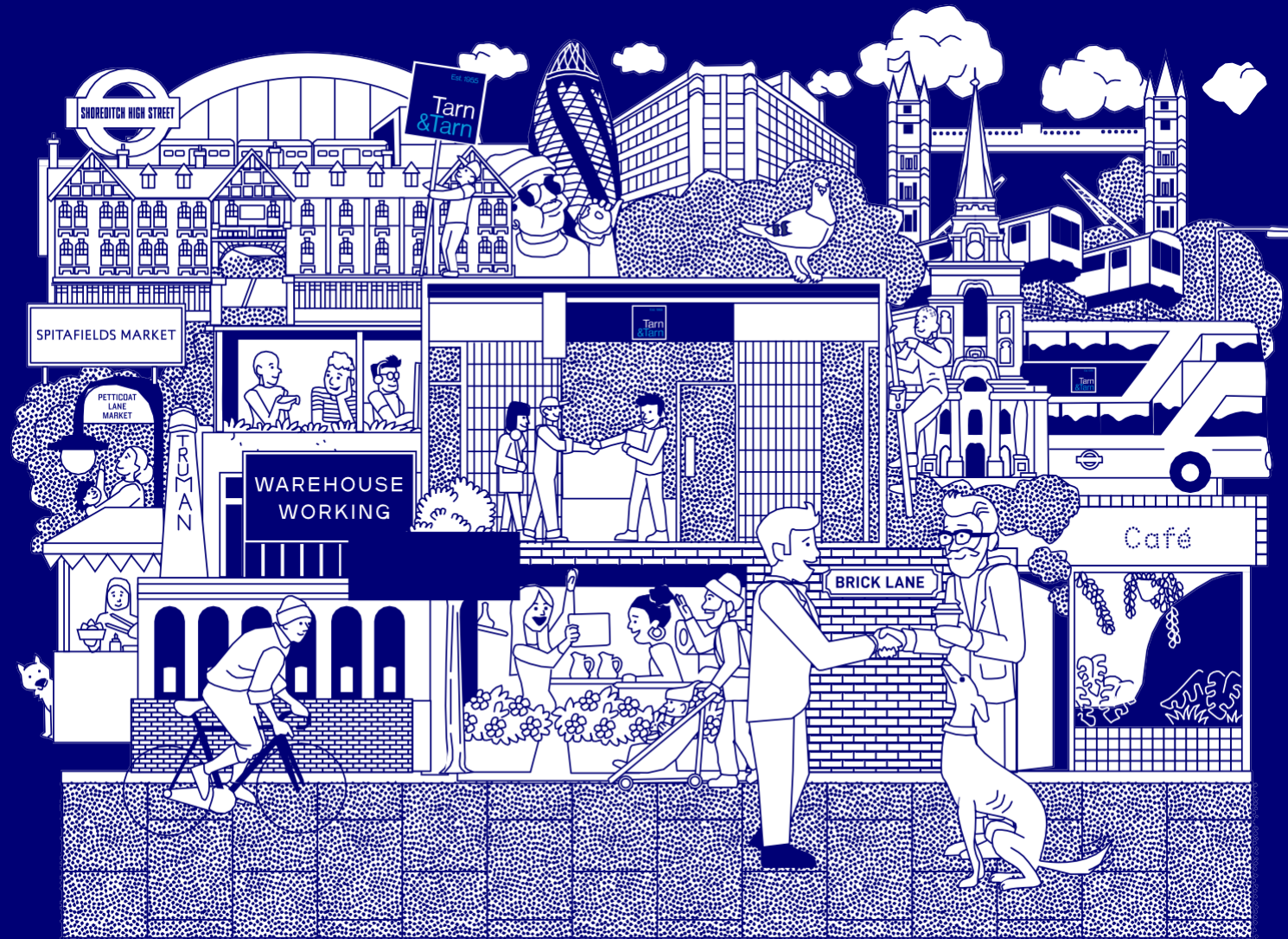


Est. 1955

Tarn &Tarn

24-26 FOURNIER
STREET,
SPITALFIELDS,
E1 6QE

NEWLY REFURBISHED
SELF-CONTAINED
OFFICE IN THE HEART
OF SPITALFIELDS
2,100 SQFT



DESCRIPTION

The available accommodation consists of a newly refurbished, self-contained office on the first floor of this office building. The unit boasts a modern, open-plan layout with excellent natural light and a high-quality finish. The space also includes security shutters, an entry phone system, an alarm system, and a kitchenette. It is an ideal space for startups, freelancers, or established businesses seeking a professional and modern workspace in the heart of Spitalfields.

SUMMARY

- Newly Refurbished
- Electric Entry Shutter
- Entry Phone System
- Alarm System
- Air Conditioning
- Self-Contained
- Good Natural Light





LOCATION

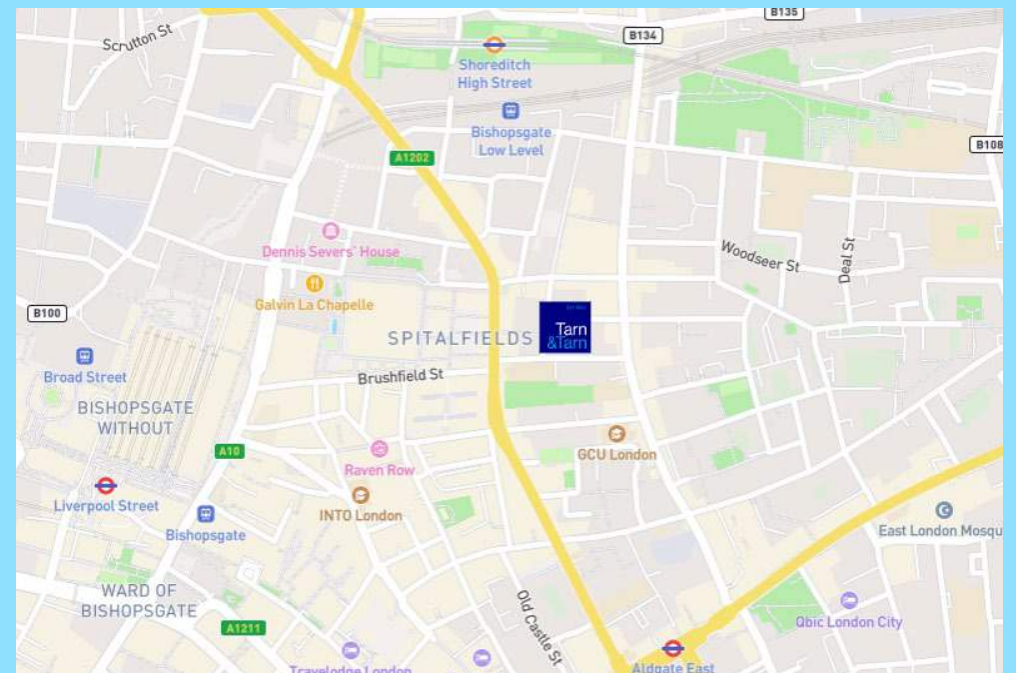
THE AREA

Located on the East side of Fournier street, near its junction with Brick Lane, this property is conveniently close to a variety of local amenities, including numerous restaurants, cafes, bars, and galleries. The area is well-served by public transportation, with Shoreditch High Street, Liverpool Street, and Aldgate East stations all located within a short walking distance.



TRANSPORT

- Shoreditch High Street (5-minute walk) – **Overground Line**
- Liverpool Street (6-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services
- Aldgate East (8-minute walk) – **Hammersmith & City** and **District Line**



ACCOMMODATION

FLOOR	FT ²	M ²
1 st Floor	2,100	195.10
TOTAL	2,100	195.10

BUILDING INSURANCE

Current Cost: TBC

VAT

TBC

SUMMARY

Available size	2,100 sqft
Rent	£55,000 per annum
Business Rates	No Business Rates
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**