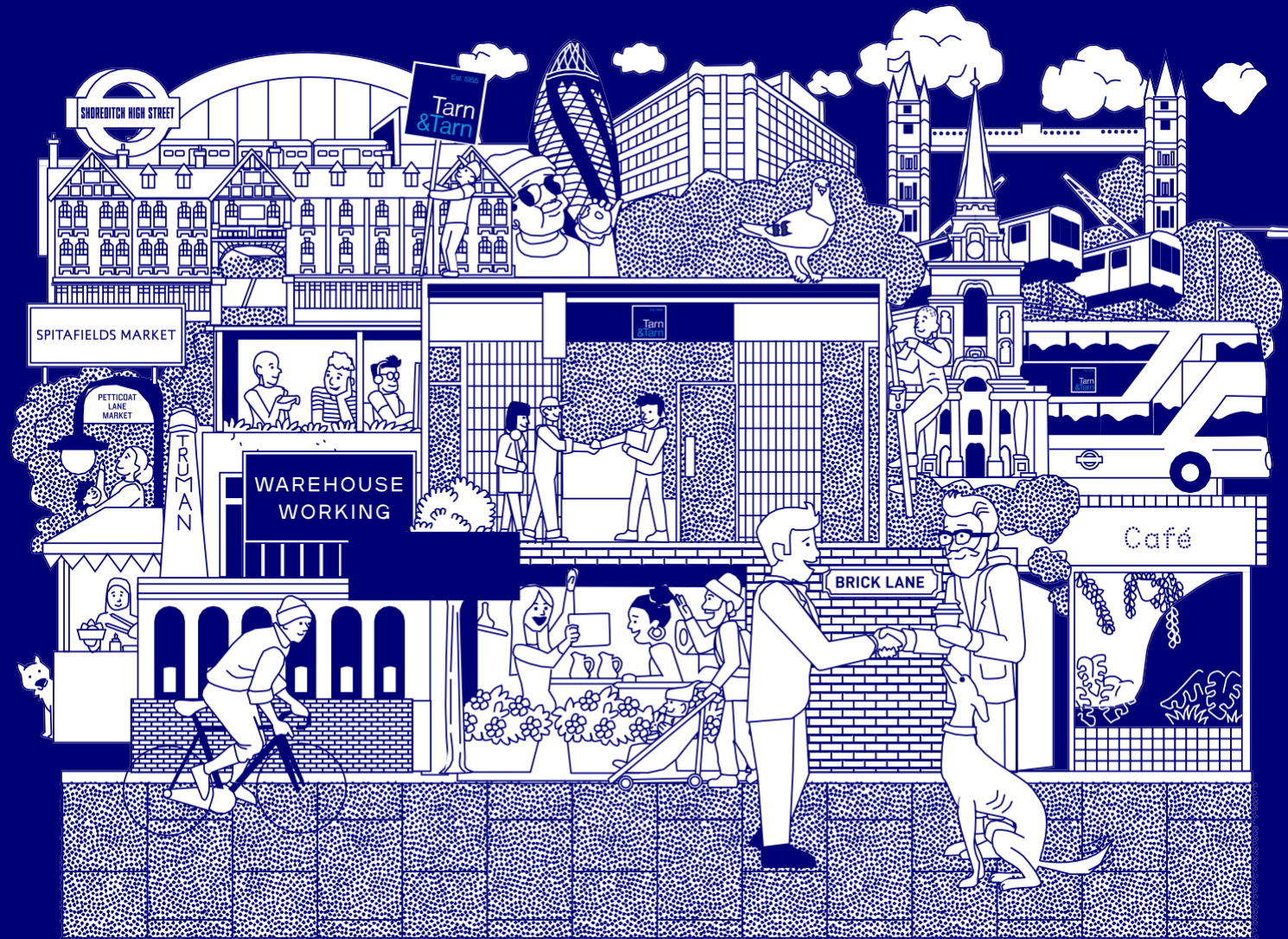


Est. 1955

# Tarn &Tarn



**44 TOYNBEE STREET,  
SPITALFIELDS,  
E17NE**

**RECENTLY  
REFURBISHED  
WHOLE COMMERCIAL  
BUILDING  
769 FT<sup>2</sup>**

## DESCRIPTION

The available accommodation is a self-contained two-storey commercial building, that has recently been refurbished. The unit benefits from great natural light, a kitchenette, electric heating, and security shutters. This unique building is an ideal space for a variety of small businesses, including accountants, solicitors, creative companies or traditional retail uses.

## SUMMARY

- Electric Heating
- Kitchenette
- Self-Contained Building
- Recently Refurbished
- Great Natural Light
- Security Shutters








# LOCATION

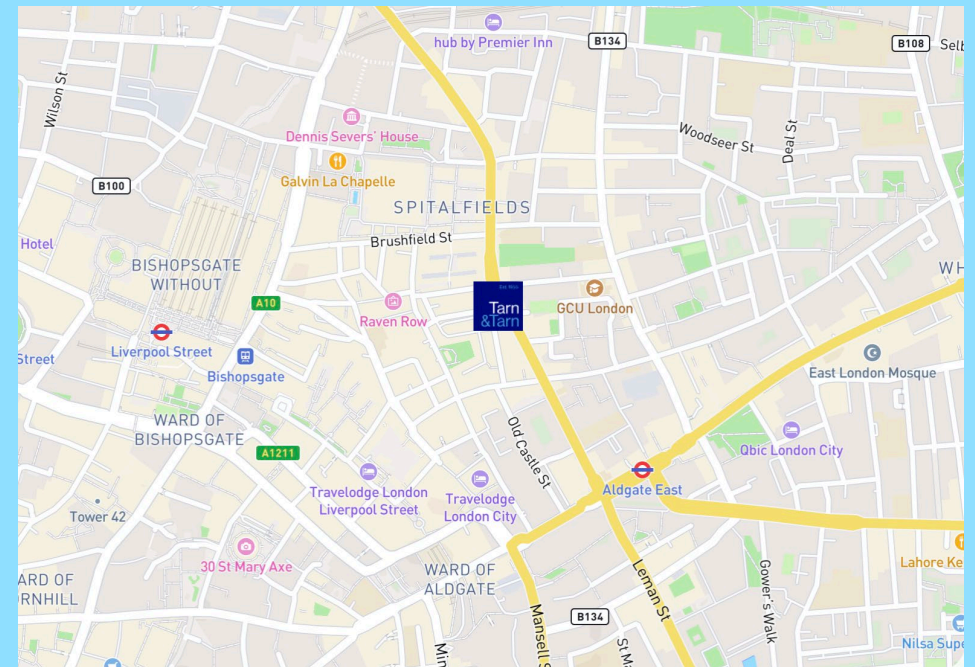
## THE AREA

The property is situated on the West side of Toynbee Street, just off Wentworth Street and near its intersection with Commercial Street. It is conveniently located near the lively Brick Lane and Spitalfields Market. The area is also well-connected by public transportation, with Liverpool Street, Aldgate East, and Shoreditch High Street stations all within easy walking distance.



# TRANSPORT

-  Aldgate East (5-minute walk) – **Hammersmith & City** and **District Line**
-  Liverpool Street (9-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and **National Rail Services**
-  Shoreditch High Street (11-minute walk) – **Overground Line**



# ACCOMMODATION

FLOOR	FT <sup>2</sup>	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	378				
1 <sup>st</sup> Floor	391				
<b>TOTAL</b>	<b>769</b>	<b>£28,000</b>	<b>N/A</b>	<b>£7,235.50</b>	<b>£35,235.50</b>

# BUILDING INSURANCE

Current Cost: TBC

# VAT

Not Applicable

# EPC

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

# LEGAL COSTS

Each party to bear their own costs



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

**T 020 7377 8989**  
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## TEAM

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