

Est. 1955

Tarn &Tarn

**RICH MIX – 35-47
BETHNAL GREEN
ROAD, SHOREDITCH,
E16LA**

**CREATIVE-STYLE
OFFICE/STUDIO UNIT
SITUATED IN
LONDON'S RICH MIX
CENTRE
1,697 FT²**



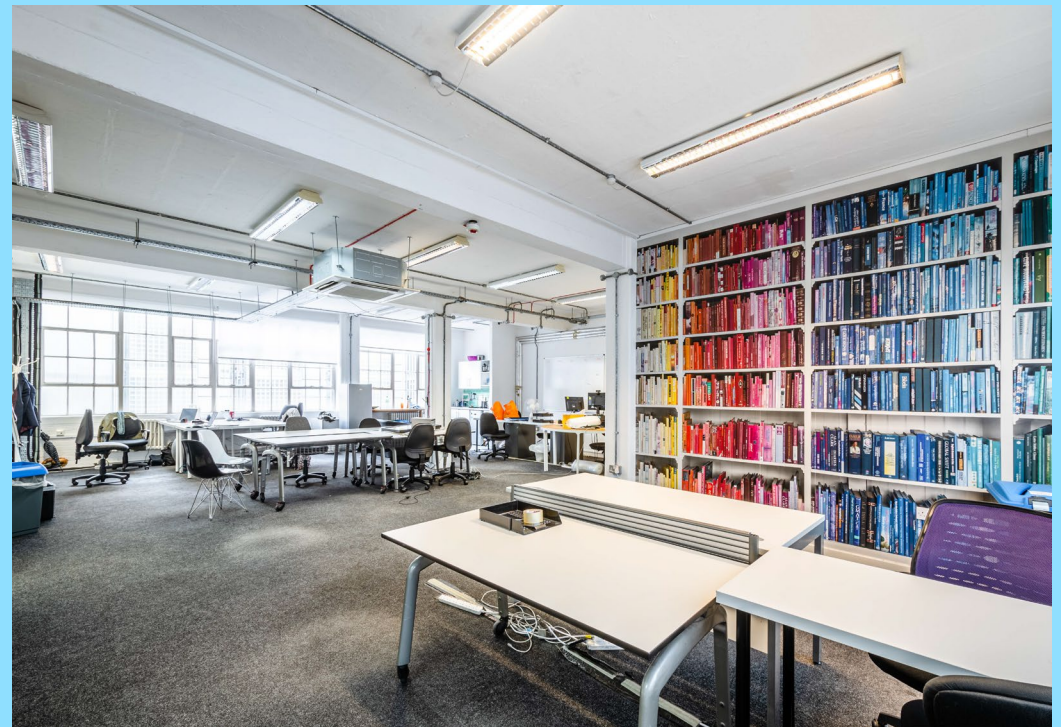
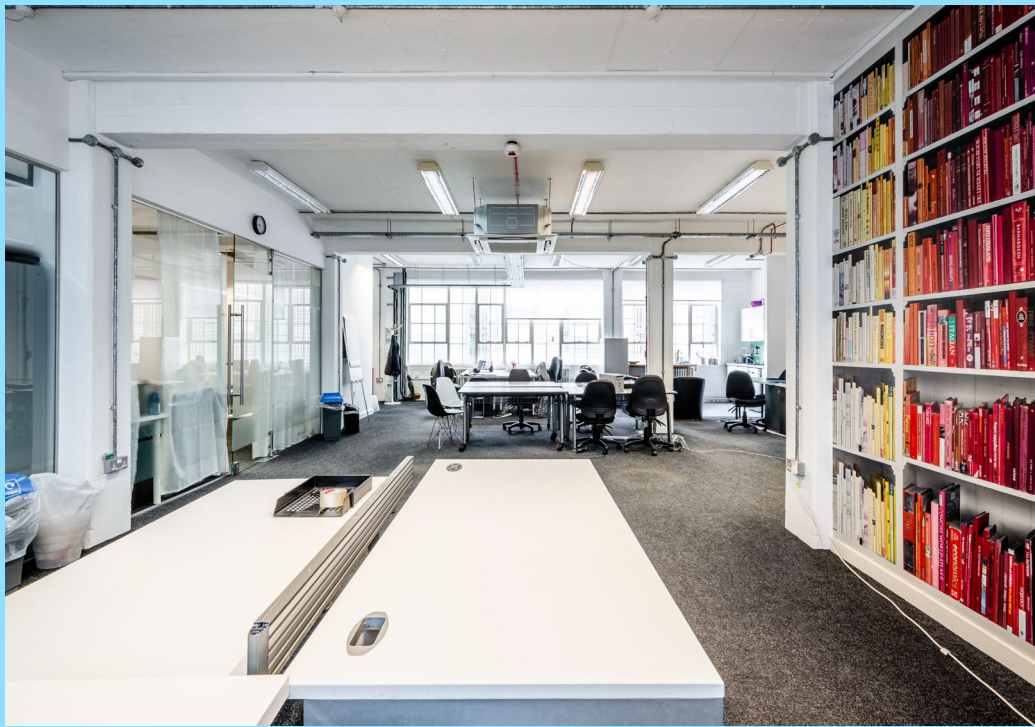
DESCRIPTION

Located on the Second Floor of the renowned culture centre, Rich Mix, this unit offers a range of desirable features. The space benefits from ample natural light, excellent transport links, passenger lifts, and communal amenities such as WC facilities and kitchenettes. Additionally, the building is DDA compliant, offering accessible lifts and toilet facilities. It also boasts further amenities such as a cinema, bar, numerous breakout areas and a welcoming reception area. As a 'Resident Member' of the Rich Mix building, tenants can also enjoy live music and performance programs at a subsidised rate. This unit would be highly appealing to creative, media, and tech occupiers.

SUMMARY

- Passenger Lifts
- Communal Amenities (WC & Kitchenette)
- DDA Compliant
- Great Natural Light
- AC
- Utilities Covered in the Service Charge
- In-Built Kitchen
- Excellent Transport Links
- Cinema, Bar & Breakout Areas
- Reception Area
- Onsite Management & Maintenance





LOCATION

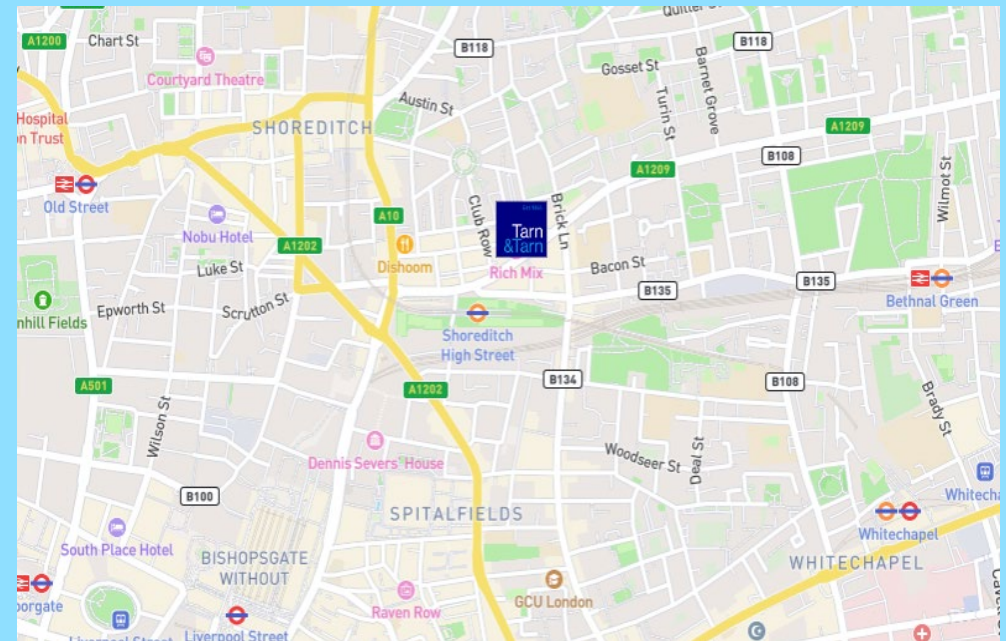
THE AREA

Rich Mix is situated in a prime location of Shoreditch, offering convenient access to various attractions. Situated just a 2-minute walk from Boxpark Shoreditch, it provides easy access to a diverse range of shops, including coffee shops and vintage clothing stores. Additionally, it is located near the Brick Lane junction, adding to its appeal. With Shoreditch High Street Overground station just a 1-minute walk away, and Liverpool Street and Old Street within walking distance, this location offers excellent connectivity and accessibility.



TRANSPORT

- Shoreditch High Street (2-minute walk) – **Overground Line**
- Aldgate East (16-minute walk) – **Hammersmith & City Line** and **District Line**
- Liverpool Street (16-minute walk) – **Hammersmith & City**, **Circle Line**, **Central Line**, **Metropolitan Line**, **Overground Line**, **Elizabeth Line** and **National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£ PSF)	TOTAL YEAR
2 nd Floor	1,697	£32.50	£11.64	£8.62	£89,533.72

SERVICE CHARGE

Service Charge includes all utilities (Gas, Water & Electricity), building insurance, maintenance and repair amongst other costs.

TERMS

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

VAT

Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets

EPC

Rating: D

LEGAL COSTS

Each party to bear their own costs



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.