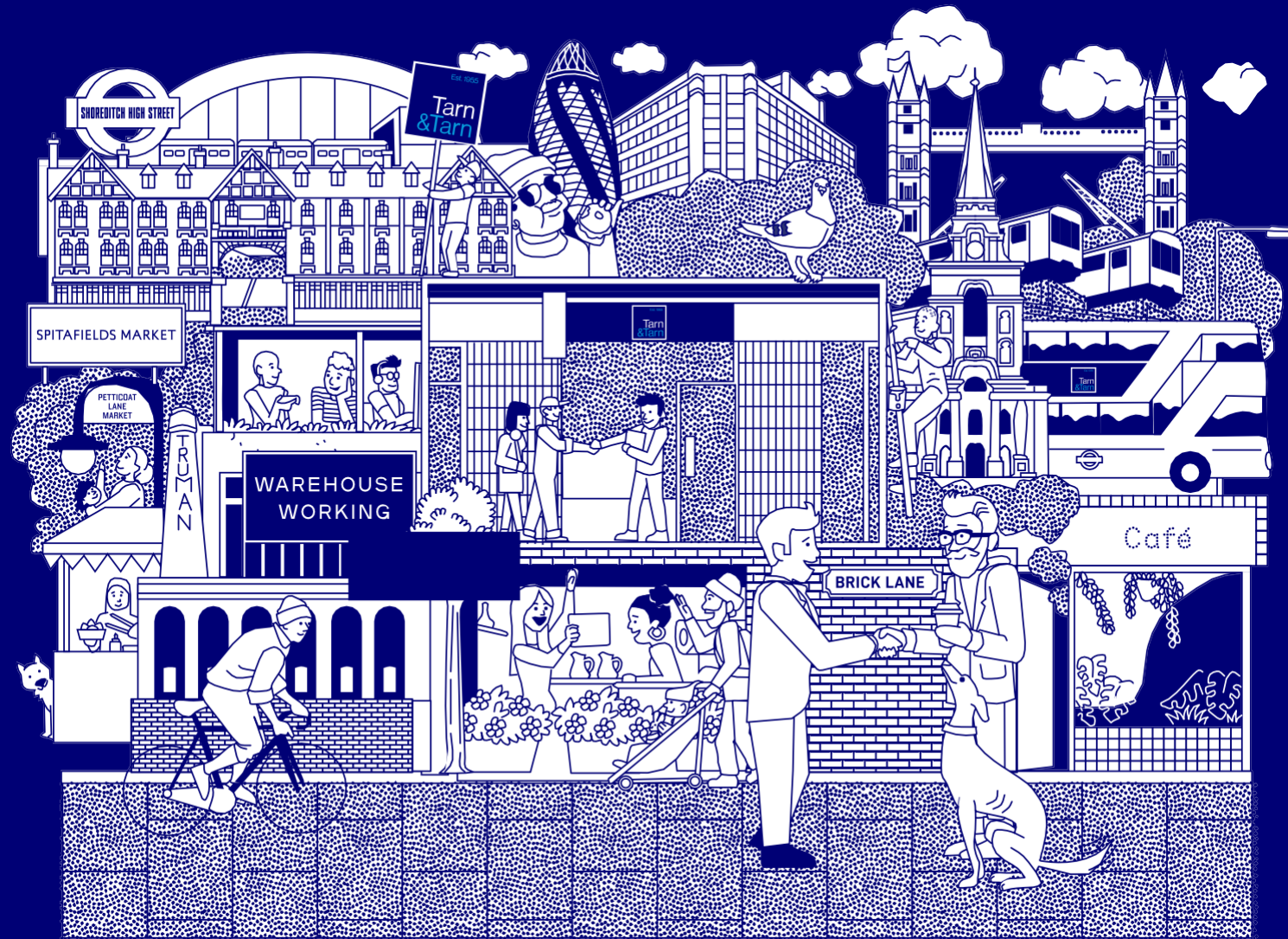


Est. 1955

# Tarn &Tarn

**GUNHOUSE,  
1 ARTILLERY  
PASSAGE,  
SPITALFIELDS,  
E17LJ**

**NEWLY REFURBISHED  
CREATIVE-STYLE  
OFFICE IN THE HEART  
OF SPITALFIELDS  
755 SQFT**



# DESCRIPTION

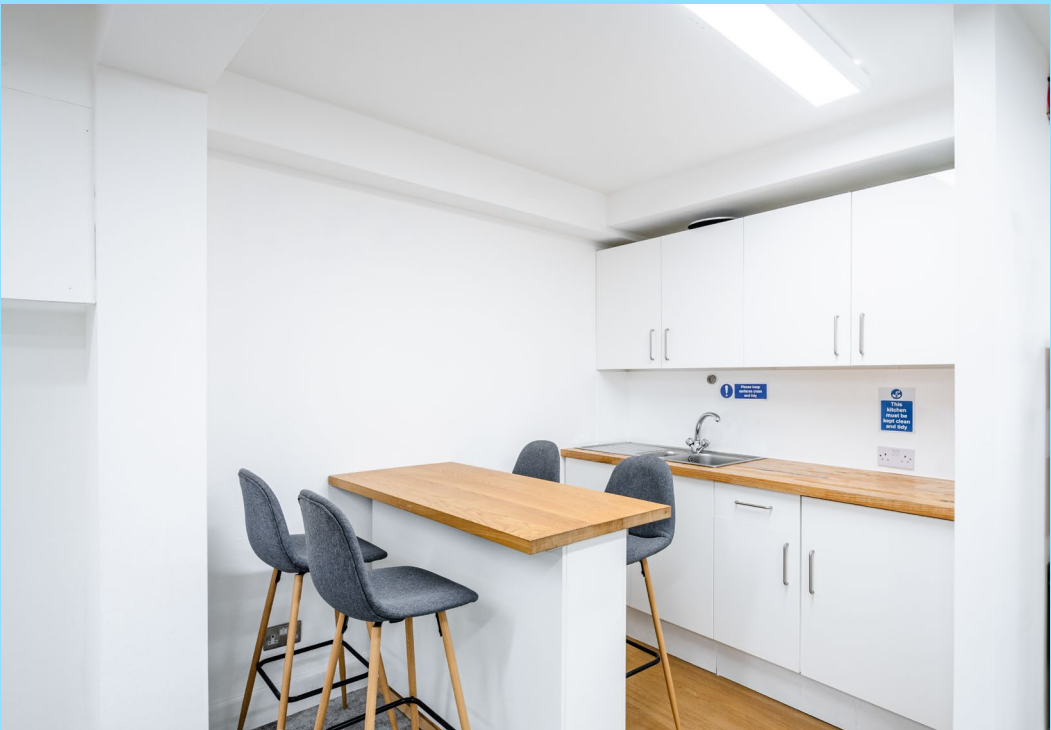
The available accommodation consists of a self-contained workspace located on the 1st floor of a well-maintained period building. The office has recently been refurbished to a CAT B fit-out standard, providing amenities such as an open kitchen with an island, a meeting room, desks, and LED lighting. Additionally, it features a passenger lift, CAT 5 cabling, an entry phone system, ample natural light, and excellent transport links. This fitted office is perfect for various small business operators seeking a space near Liverpool Street station.

# SUMMARY

- Self-Contained
- Great Transport Links
- Entry Phone System
- CAT B
- Passenger Lift
- Good Natural Light
- CAT 5 Cabling
- Prime Location











# LOCATION

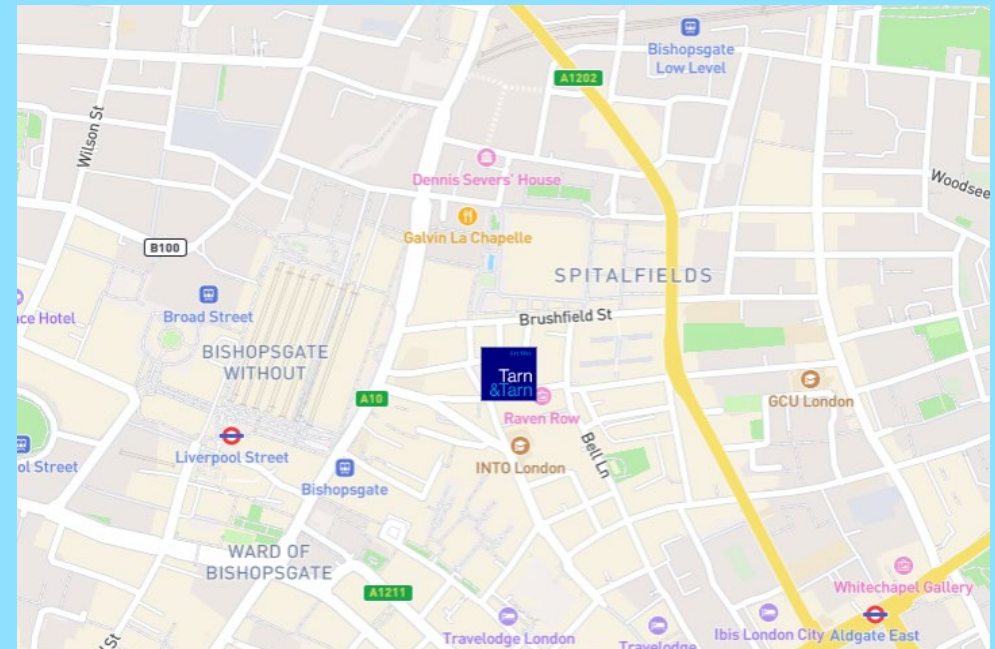
## THE AREA

The property is located on the South side of Artillery Passage on the corner of Sandy's Row. Situated only one minute from Bishopsgate and Spitalfields Market, local office occupiers include Allen and Overy, Royal Bank of Scotland and Societe and Generale. Liverpool Street Station is within a short walk, as are the numerous bus services to the City and Shoreditch, which run along Bishopsgate.



## TRANSPORT

-  Liverpool Street (4-minute walk) – **Hammersmith & City**, **Circle**, Elizabeth Line, **Metropolitan**, **Central**, **Overground** and National Rail Services
-  Aldgate East (9-minute walk) – **Hammersmith & City** and **District Line**
-  Shoreditch High Street (10-minute walk) – **Overground Line**



## ACCOMMODATION

FLOOR	FT <sup>2</sup>	M <sup>2</sup>
1 <sup>st</sup> Floor	771	70.16
<b>TOTAL</b>	<b>771</b>	<b>70.16</b>

## BUILDING INSURANCE

Current Cost: £2,700 per annum

## VAT

Not Applicable

## SUMMARY

Available size	771 sqft
Rent	£41.50 per sqft
Business Rates	£13 per sqft
Service Charge	£6.50 per sqft
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

---

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

**T** 020 7377 8989  
**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

---

**ARTHUR NOWICKI**  
**T** 07792 711461  
**E** [ARTHUR@TARN-TARN.CO.UK](mailto:ARTHUR@TARN-TARN.CO.UK)

**OLLIE LAZARUS**  
**T** 07805 756620  
**E** [OLLIE@TARN-TARN.CO.UK](mailto:OLLIE@TARN-TARN.CO.UK)

**GASPER KOSCIK**  
**T** 07554 640000  
**E** [GASPER@TARN-TARN.CO.UK](mailto:GASPER@TARN-TARN.CO.UK)



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