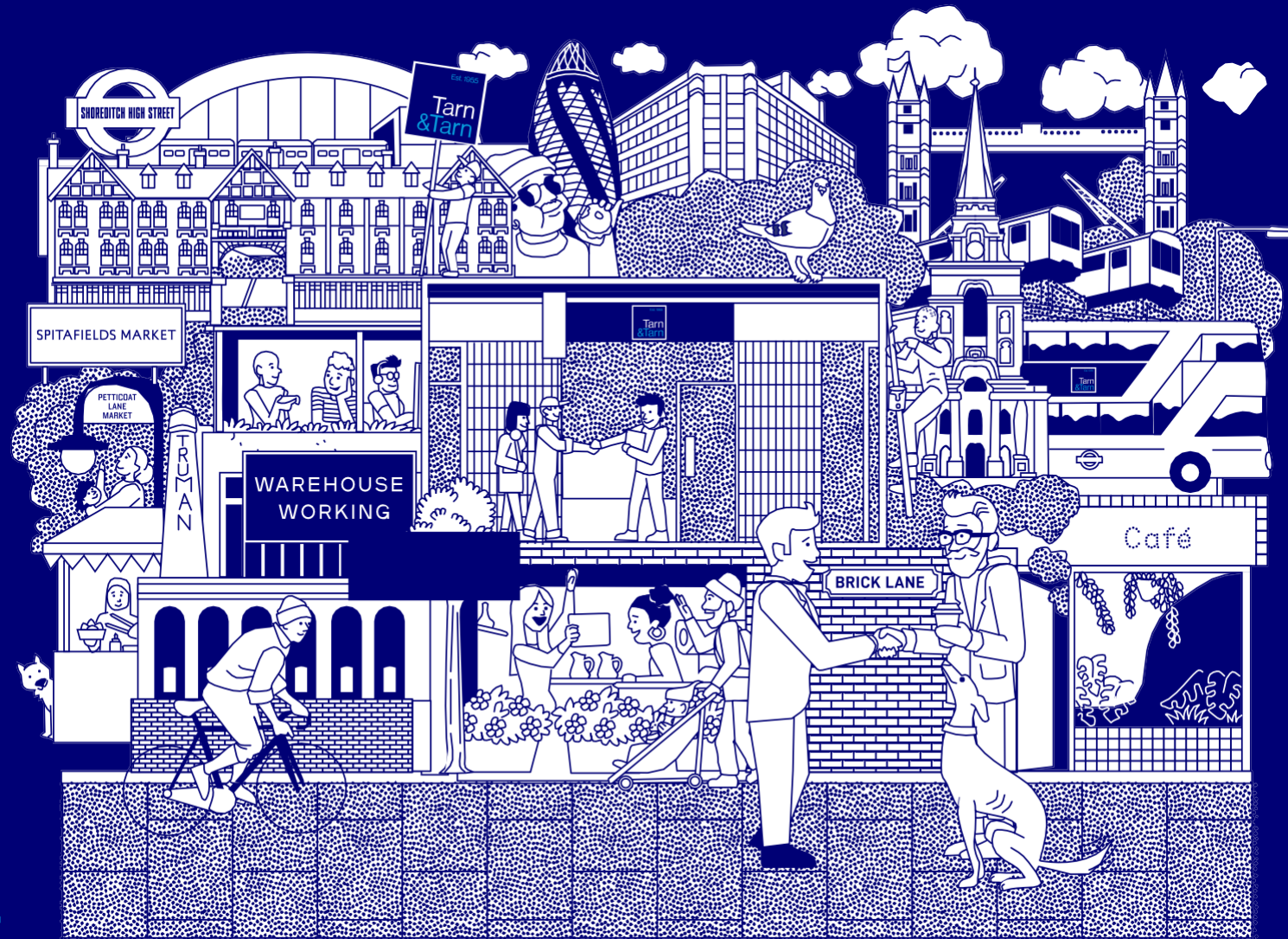


Est. 1955

Tarn &Tarn



**19-25 BELL LANE,
SPITALFIELDS,
E17LA**

**SELF-CONTAINED E-
CLASS COMMERCIAL
UNIT IN THE HEART OF
SPITALFIELDS
4,400 FT²**

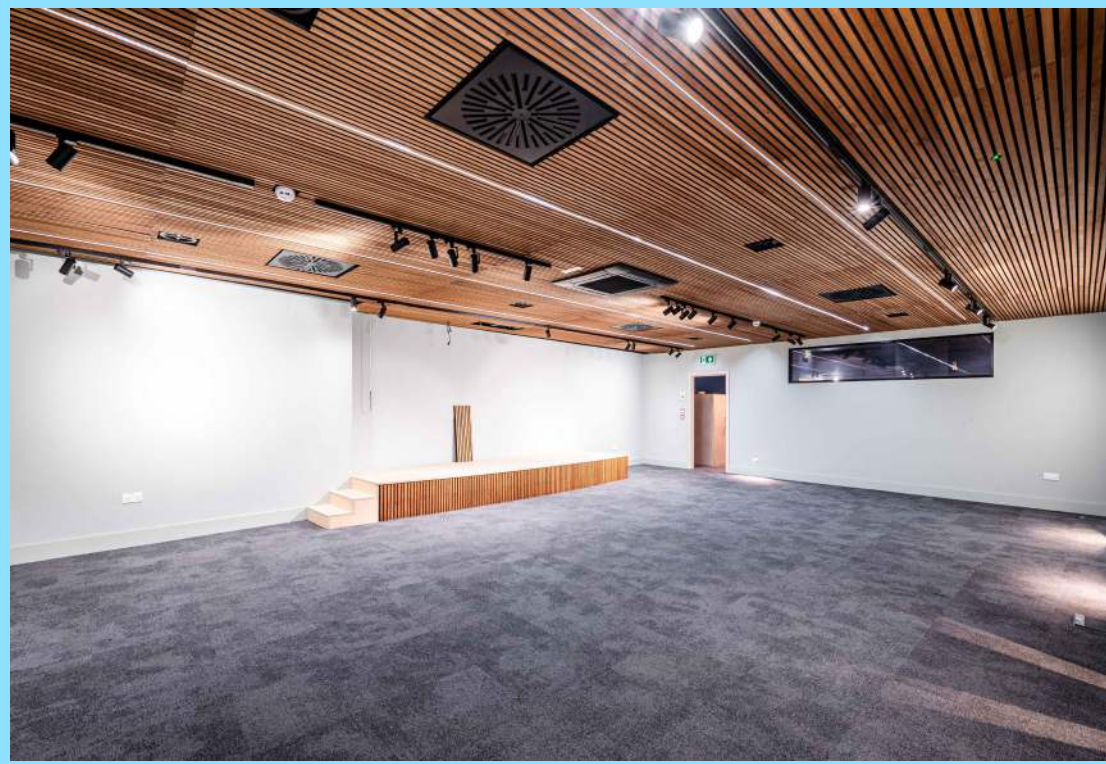
DESCRIPTION

This spacious, self-contained commercial space is located on the ground floor of a mixed-use building between Bell Lane and Leyden Street, with substantial double frontage on both sides. The unit boasts a substantial fit-out, which includes high ceilings, a shower room, a kitchenette that doubles as a coffee bar and a conference room with a recording room. The unit is suitable for a variety of E-Class uses, excluding restaurant use.

AMMENITIES

- Electric Shutters
- Air Conditioning System
- WC Facilities
- Shower Room
- Good Ceiling Height
- Kitchenette That Doubles As A
- Coffee Bar
- Soundproofed Conference Room With Recording Studio





LOCATION

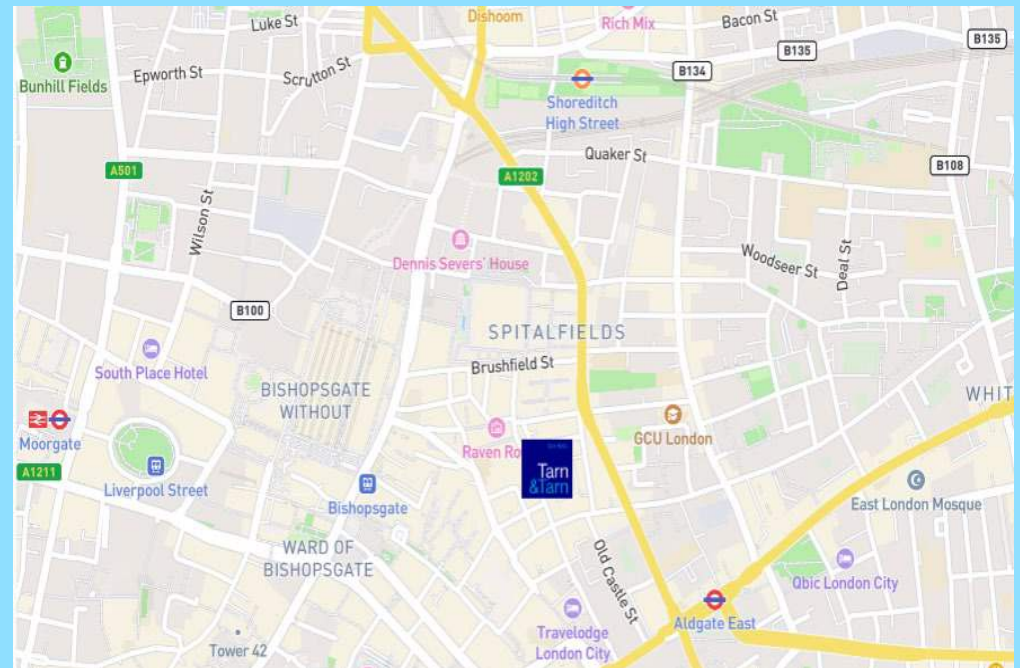
THE AREA

This unit is located at the intersection of Leyden Street and Bell Lane, with easy access to the bustling street life and burgeoning artistic scenes of Spitalfields. The historic Spitalfields market is a stone's throw away, located just north of the unit. The unit is conveniently located near several underground and overground stations, such as Liverpool Street (Elizabeth line, circle, metropolitan, central, hammersmith & city underground lines & London overground), Moorgate (circle, metropolitan, hammersmith & city, and northern underground lines), and Aldgate east (district and hammersmith & city). The surrounding area is occupied by both offices and residences.



TRANSPORT

-  Aldgate (6-minute walk) – Metropolitan, Circle
-  Liverpool Street (6-minute walk) - Hammersmith & City, Circle, Elizabeth, Metropolitan, Central, Overground and National Rail Services
-  Moorgate (16-minute walk) – Circle, Hammersmith & City, Metropolitan, Northern and National Rail Services.



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	4,400				
TOTAL	4,400	£149,000	£18,000	£37,070.50	£204,070.50

BUILDING INSURANCE

Included in the service charge

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



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&Tarn

VIEWINGS

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