

Est. 1955

Tarn &Tarn

**1ST FLOOR
ARTILLERY HOUSE,
35 ARTILLERY LANE
SPITALFIELDS
E17LP**

**NEWLY
REFURBISHED
WORKSPACE IN THE
HEARTS OF
SPITALFIELDS
931 FT²**



DESCRIPTION

Located within a mixed-use development, this first-floor office space benefits from good natural light and secure 24-hour access, provided by an entry phone system. The space has recently been refurbished, facilitating mainly an open-plan layout and a separate meeting room. The office also includes a passenger lift, shared WC facilities, air conditioning and a demised kitchenette, making it an ideal choice for any businesses seeking a workspace in the hearts of Spitalfields.

AMENITIES

- Open Plan Layout
- Great Transport Links
- Passenger Lift
- Demised Kitchenette
- Shared WC Facilities with Shower
- Meeting Room
- Good Natural Light
- Entry Phone System
- Air Conditioning





LOCATION

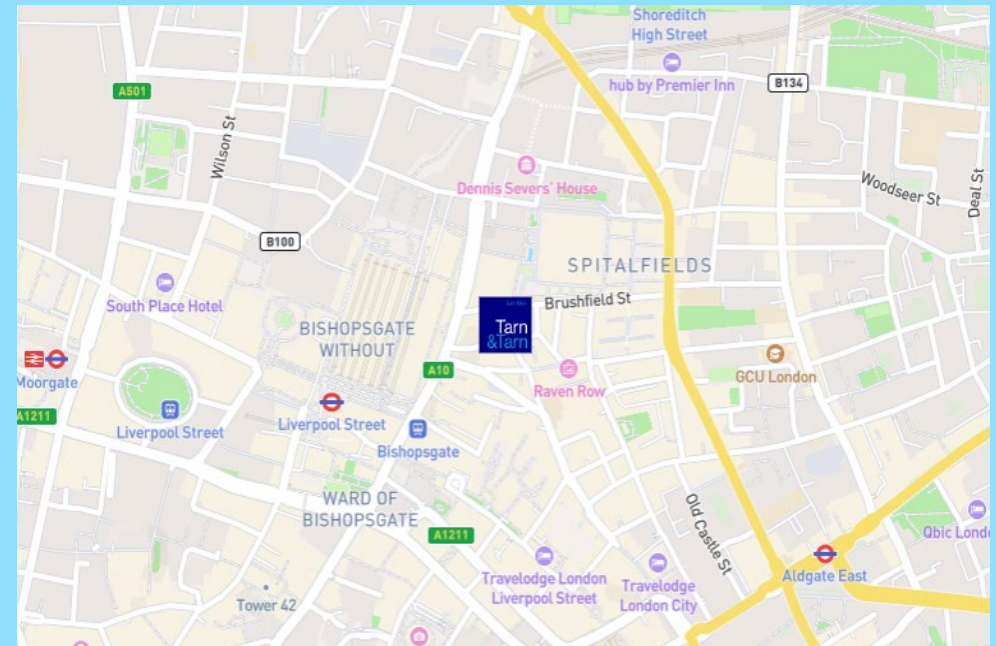
THE AREA

Situated on the North side of Artillery Lane, near the junction with Stewart Street, the property is just a stone's throw away from the Old Spitalfields Market. Nestled in a bustling neighbourhood, it shares its surroundings with renowned businesses such as Gail's Bakery, Uniqlo, Aesop, and Lululemon, among others. The Truman Brewery and Broadgate sites are comfortably within walking distance. It also boasts easy walking access to Liverpool Street Station and benefits from excellent public bus connections.



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 (9-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	FT ²	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£PSF)	TOTAL YEAR
1 st Floor	931				
TOTAL	931	£32.22	£6.50 – Inclusive of Building Insurance	£14.47	£49,519.89

VAT

Applicable only on service charge

EPC

Upon Enquiry

LEGAL COSTS

Each party to bear their own costs

LOCAL AUTHORITY

London Borough of Tower Hamlets

TERMS

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

AML, ABC & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the ongoing Tenant will be required to comply with our Anti Money Laundering policy.



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.