

Est. 1955

Tarn &Tarn



**UNIT 5 – 88 MILE
END ROAD,
WHITECHAPEL,
E1 4UN
WAREHOUSE
CONVERTED
OFFICE PREMISES
1,385 FT²**

DESCRIPTION

The office/studio available is a self-contained unit situated on the 1st floor of a mixed-use development in Captain Cooks Yard. The unit provides heating and self-contained amenities, including a WC facility and kitchenette. It also benefits from ample natural light coming through the skylight. This office is well-suited for various creative businesses seeking a cost-effective workspace in East London.

SUMMARY

- Heating
- Kitchenette
- WC Facilities
- Self-Contained








LOCATION

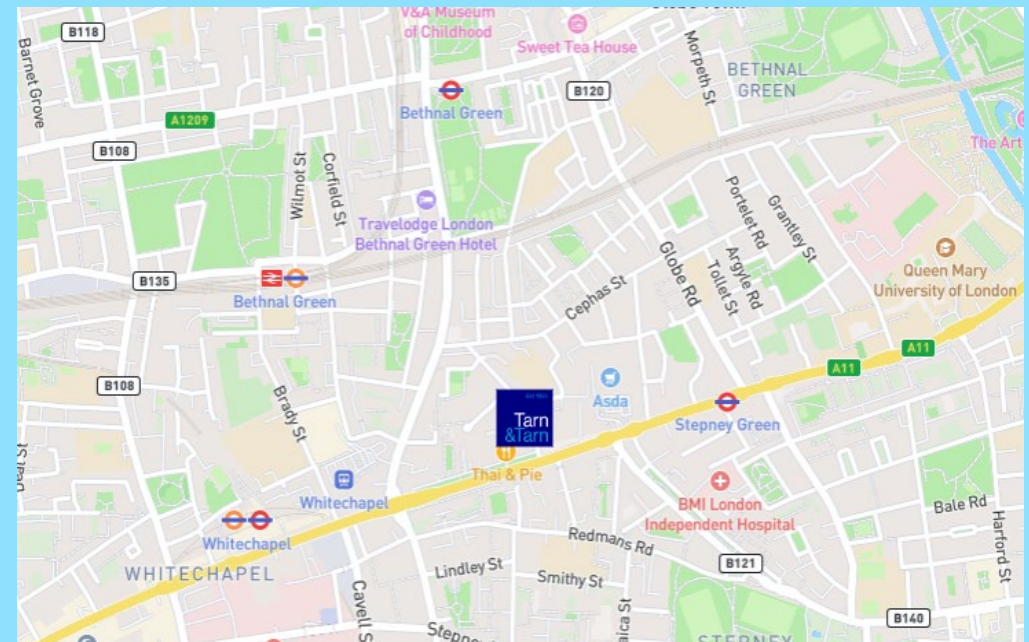
THE AREA

The property is situated on the South side of Mile End Road, close to its junction with Cambridge Heath Road. Whitechapel and Stepney Green Stations are nearby, while Aldgate East and Bethnal Green Road Stations are within short walking distance. The area is also well served by numerous bus routes along Commercial Road and Mile End Road.



TRANSPORT

-  Stepney Green (6-minute walk) – **Hammersmith & City** and **District Line**
-  Whitechapel (8-minute walk) – **Hammersmith & City**, **District Line**, **Overground Line**, **Elizabeth Line**
-  Bethnal Green (12-minute walk) – **Central Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
1 ST Floor	1,385	£20	N/A	N/A	£27,700

BUILDING INSURANCE

Current Cost: £450 per annum

TERMS

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

VAT

Not Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets

EPC

Upon Enquiry

LEGAL COSTS

Each party to bear their own costs



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VIEWINGS

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