

Est. 1955

Tarn &Tarn

2ND FLOOR FRONT
NORVIN HOUSE
45-55 COMMERCIAL
STREET
SPITALFIELDS
E16BD

ECONOMICAL OFFICE
SPACE TO RENT

884 FT²



DESCRIPTION

The available accommodation includes a refurbished office on the second floor of this mixed-use building. The office benefits from good natural light at both the front and back of the building, high ceilings, a passenger lift, fibre connection, and an entry phone system. This makes it an ideal choice for any office operator, from professionals to creatives, seeking a workspace in the Spitalfields area.

SUMMARY

- Great Natural Light – windows on both sides
- G.C.H
- Communal W.C
- Lift
- Entry Phone System
- LED Lights
- Fibre Connection








LOCATION

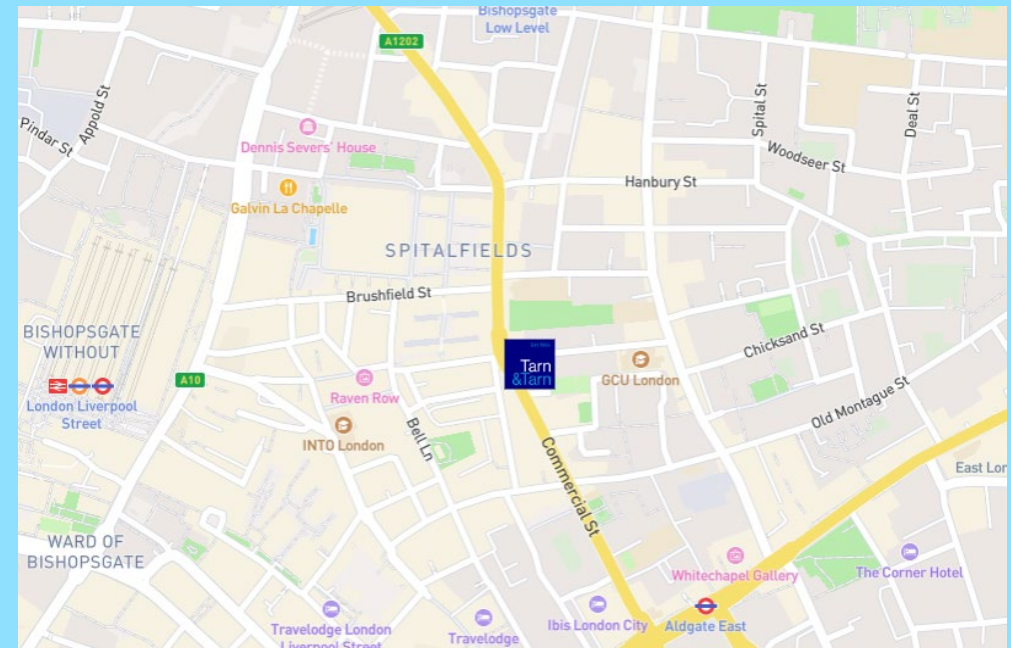
THE AREA

The property is located on the West side of Commercial Street, close to Aldgate East and The City and in the heart of Spitalfields. Commercial Street acts as a thoroughfare between The City and the Silicon Roundabout and is home to numerous restaurants, bars and shops in the locality. The area is also extremely well connected: Liverpool Street; Aldgate East and Shoreditch Stations are all within easy walking distance as well as numerous bus routes.



TRANSPORT

-  Aldgate East (6-minute walk) – **Hammersmith & City, District**
-  Shoreditch High Street (9-minute walk) – **Overground Line**
-  Liverpool Street (11-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSP)	SERVICE CHARGE (£ PSF)	BUSINESS RATES PAYABLE (£ PSF)	TOTAL YEAR
2 ND Floor Front	884				
TOTAL	884	£25	£7.50	£12.42	£39,709.28

TERMS

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

VAT

Not Applicable

EPC

Rating: D

ANTI-MONEY LAUNDERING

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

Further details on request.

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

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.