

Est. 1955

Tarn &Tarn

**UNIT 50A MICRO
BUSINESS PARK,
46-50 GREATOREX
STREET,
WHITECHAPEL,
LONDON,
E15NP**

**SELF-CONTAINED
OFFICE SPACE**

779 FT²



DESCRIPTION

The premises are located on the second floor within the well-maintained Micro Business Office Park building. The available accommodation features an open-plan space with a glass-partitioned meeting room, excellent natural light, lift access, and a kitchen. There is also the option to have an allocated parking space, available by separate arrangement, making it an ideal choice for any office users seeking a space in the East London area.

SUMMARY

- Meeting Room
- Alarm
- CCTV
- Kitchen
- WC/Shower
- Entry Phone System
- Parking Space – by separate arrangement








LOCATION

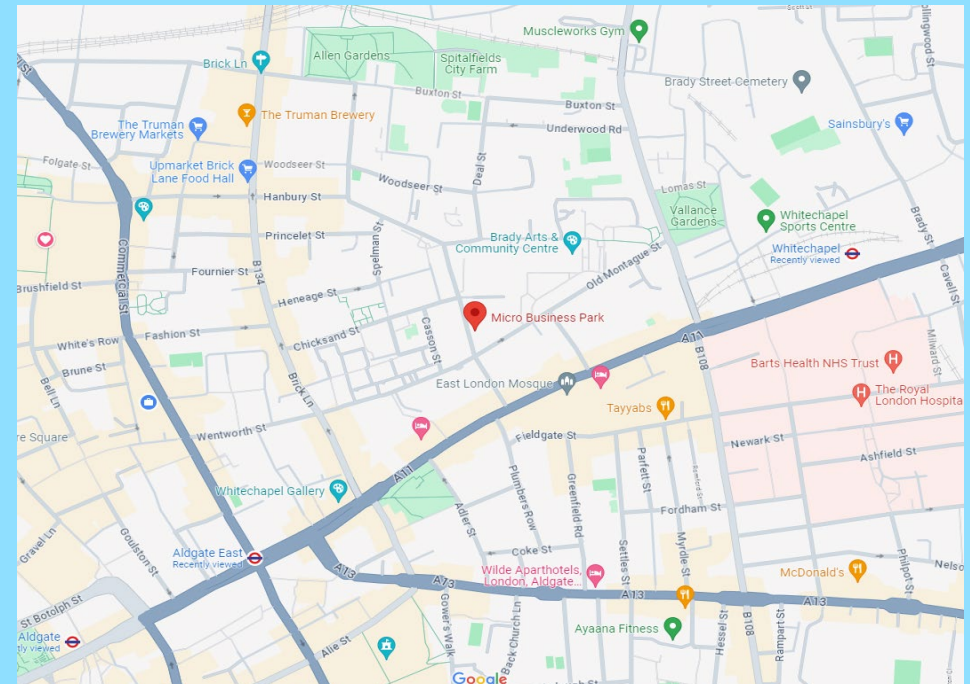
THE AREA

The property is located on the corner of Greatorex Street and Old Montague Street in Whitechapel, a mixed commercial and residential area to the north of Whitechapel Road. Whitechapel and Aldgate East Underground stations and only a short walk away from the property as well as Liverpool Street and Shoreditch High Street stations.



TRANSPORT

-  Aldgate East (7-minute walk) – **Hammersmith & City**, **District**
-  Whitechapel (9-minute walk) – **Hammersmith & City**, **District Line**, **Overground Line**, **Elizabeth Line**
-  Aldgate (14-minute walk) – **Circle**, **Metropolitan**



ACCOMMODATION

FLOORS	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES (£ PA)	TOTAL YEAR
1 ST Floor – Unit 50a	779				
TOTAL	779	£28,000	£3,600 – inclusive of building insurance	£9,300	£40,900

BUILDING INSURANCE

Included in the service charge

LEGAL COSTS

Each party to bear their own costs

VAT

Not Applicable

LOCAL AUTHORITY

Local Authority of Lambeth

TERMS

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

A.M.L, A.B.C & FINANCIAL CRIME REQUIREMENTS

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.



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Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAMS

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 640009
E GASPER@TARN-TARN.CO.UK



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