

Est. 1955

# Tarn &Tarn



**UNIVERSAL HOUSE,  
88-94 WENTWORTH  
STREET,  
SPITALFIELDS,  
E17SA**

**NEWLY REFURBISHED  
CREATIVE-STYLE  
WORKSPACES  
2,422 – 4,865 FT<sup>2</sup>**

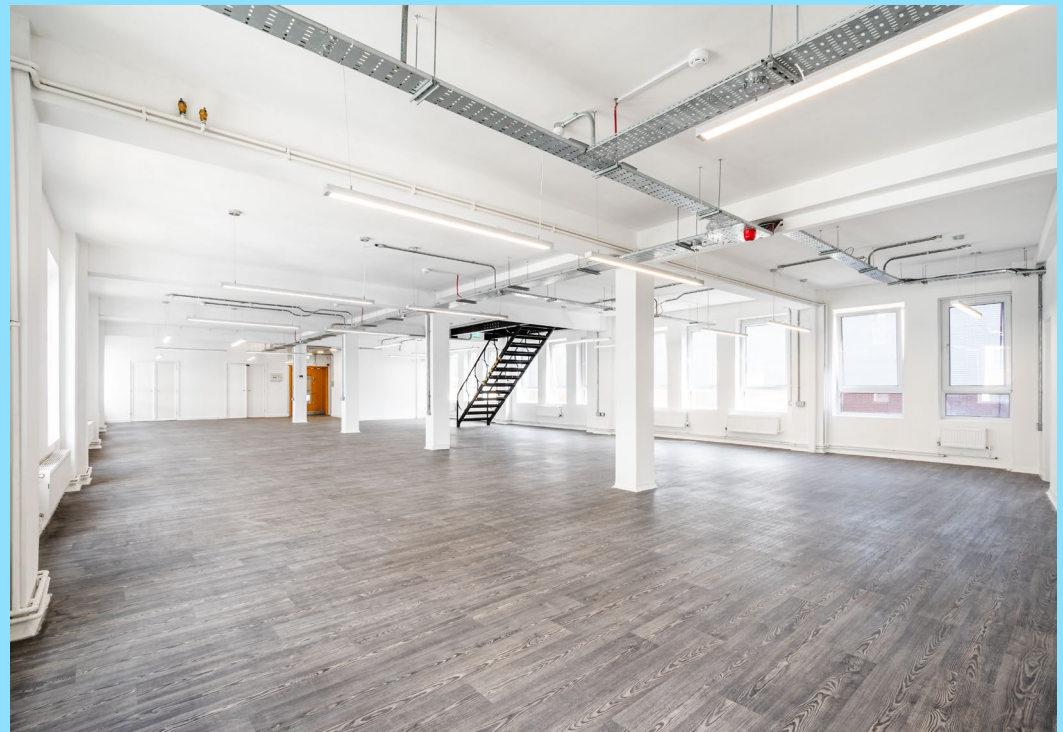
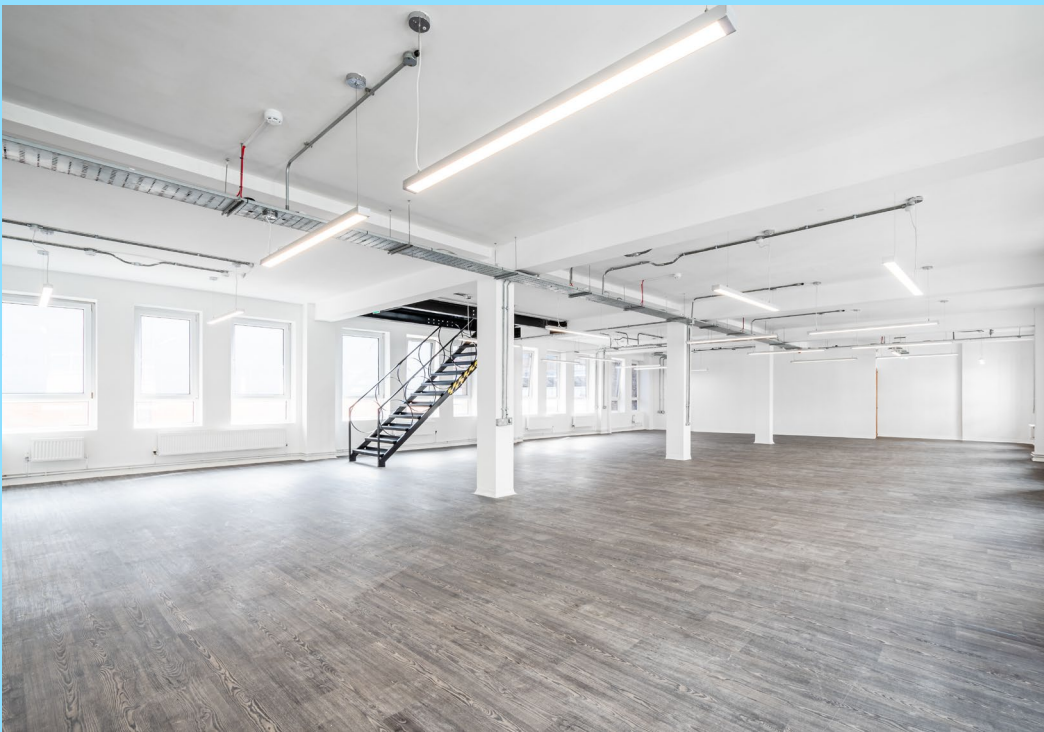
## DESCRIPTION

The available accommodation comprises of 3<sup>rd</sup> floor and 4<sup>th</sup> floor offices on the western side of this large multi-story building. Both units benefit from great natural light, with windows on both sides and a mostly open-plan layout with numerous meeting rooms, a large kitchen/dining area, and a break-out area. This workspace is perfect for small-to-medium business operators seeking a space near Aldgate East station. The offices are available to rent as two separate office floors or together with an interconnecting staircase.

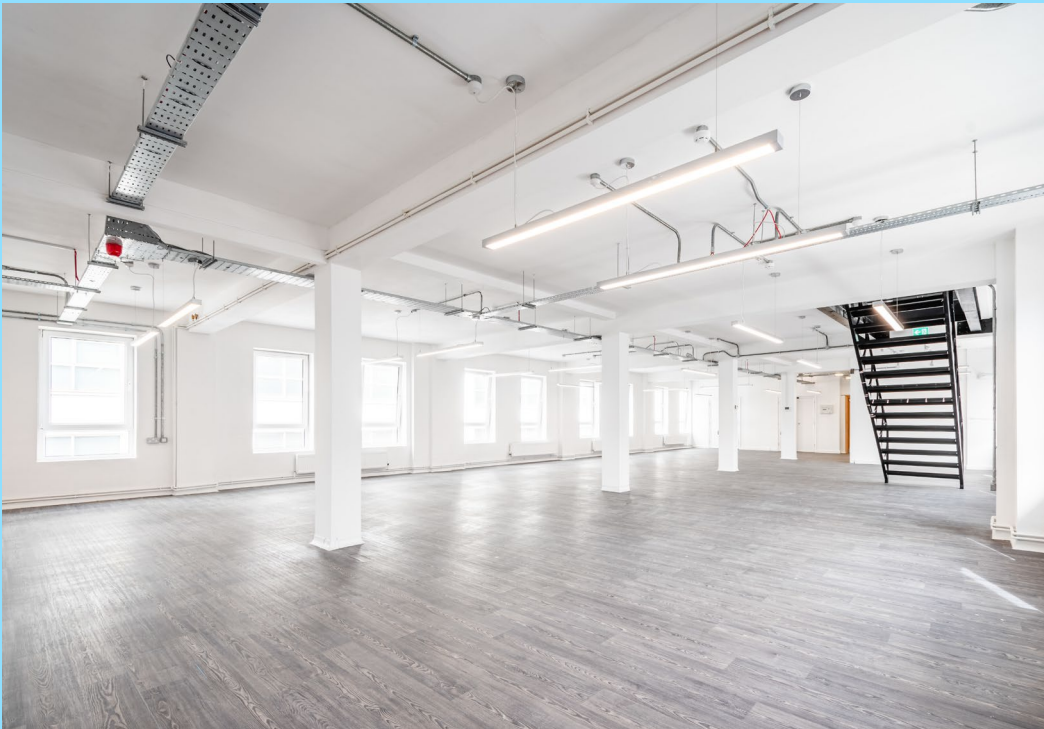
## SUMMARY

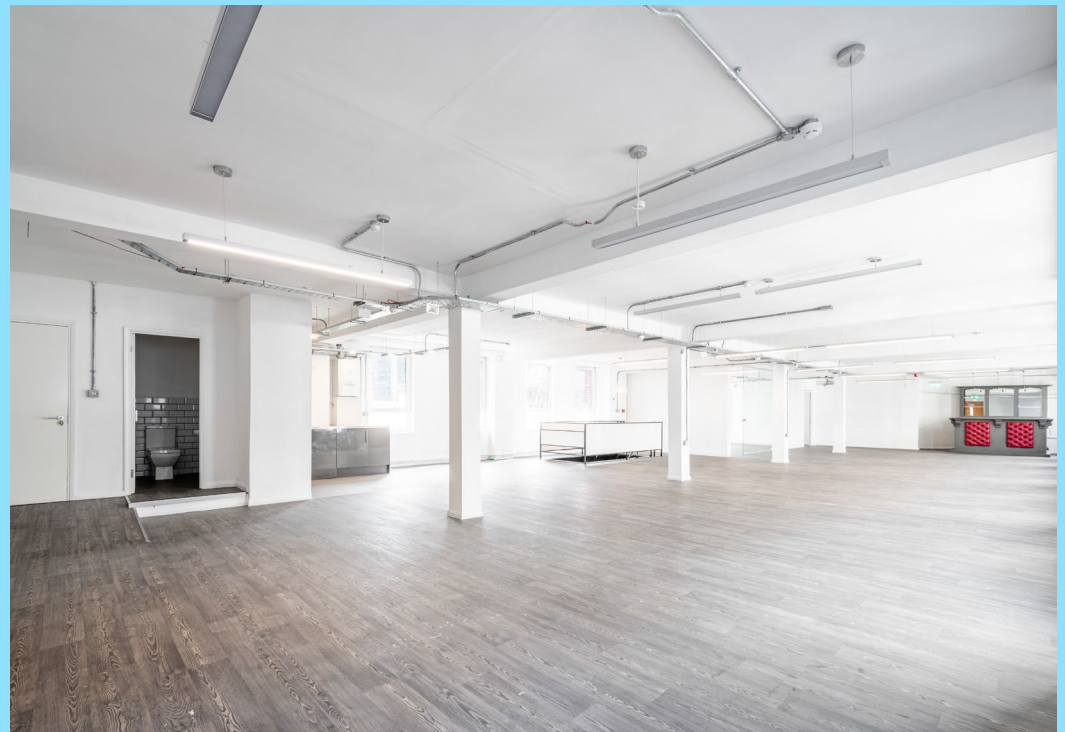
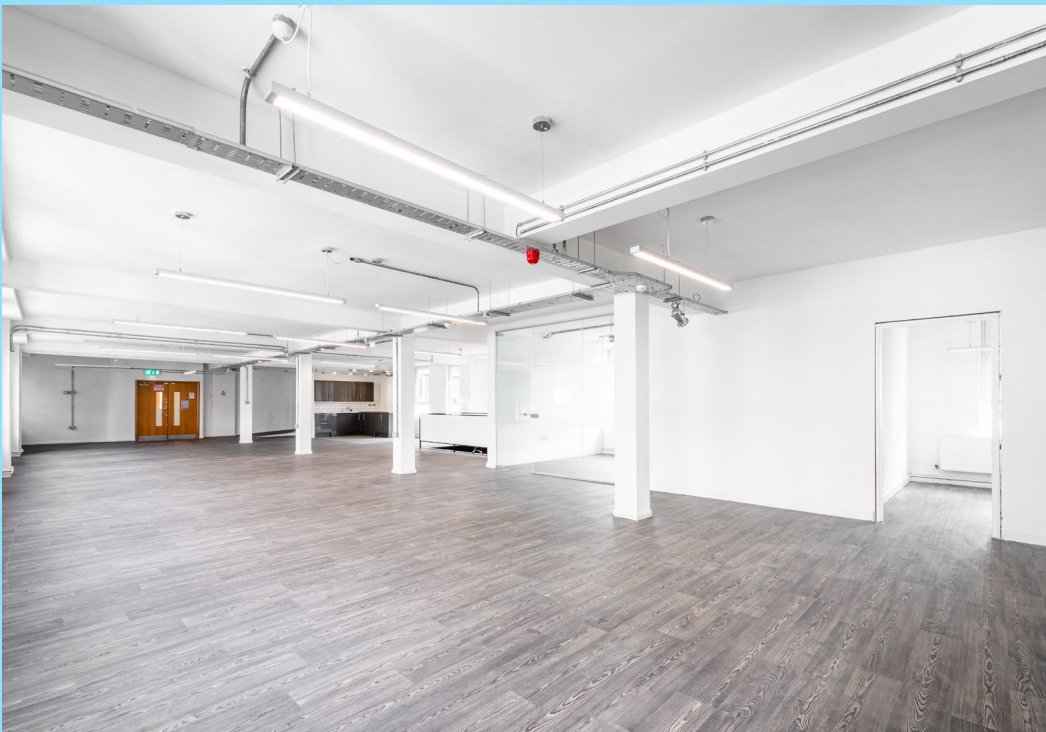
- WC & Shower Facilities
- Meeting Room
- Entry Phone System
- Kitchenette
- High Ceiling: 3m
- Great Natural Light
- Lift
- Newly Refurbished



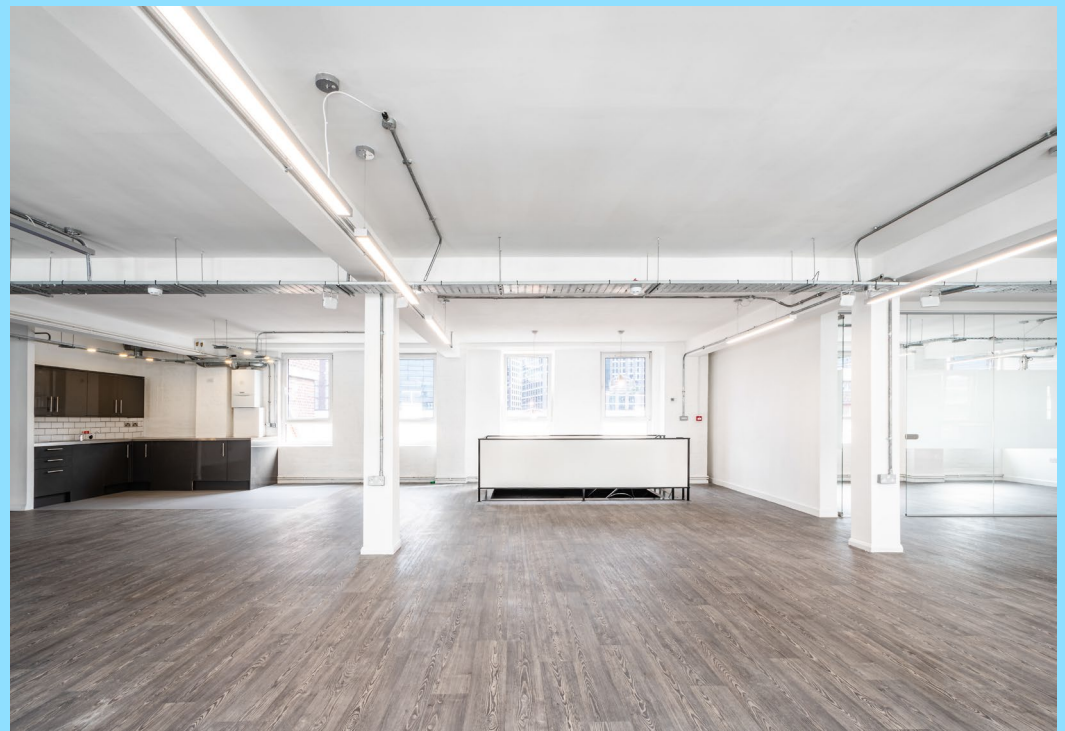
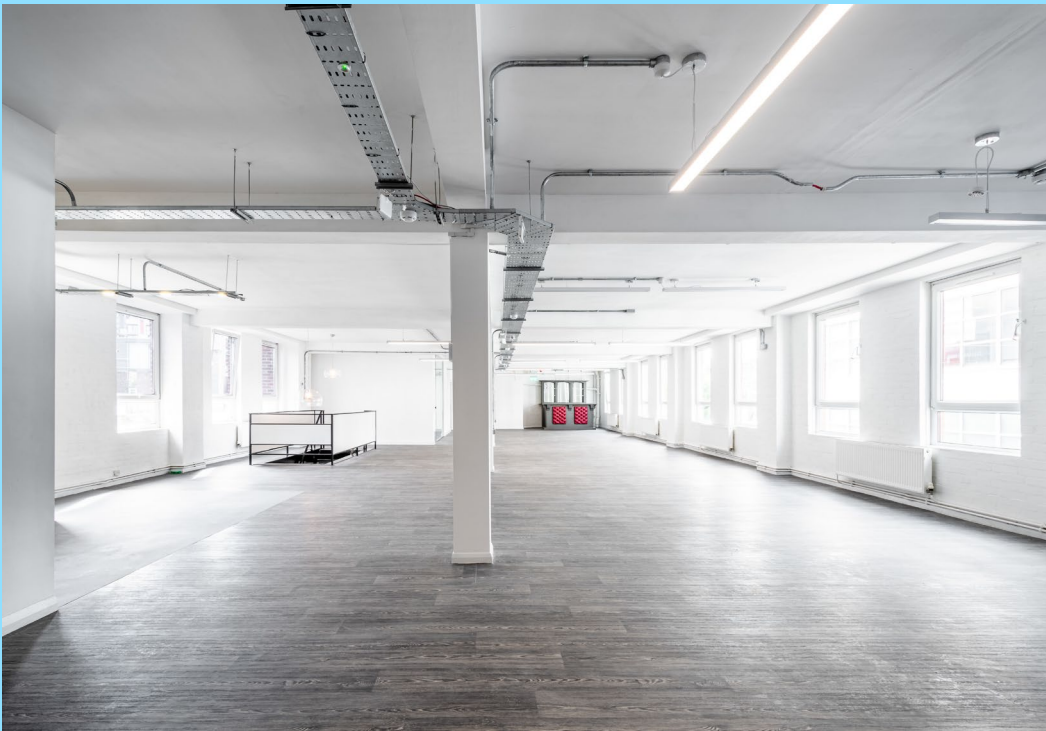


**3<sup>RD</sup> FLOOR**





**4<sup>TH</sup> FLOOR**



# LOCATION

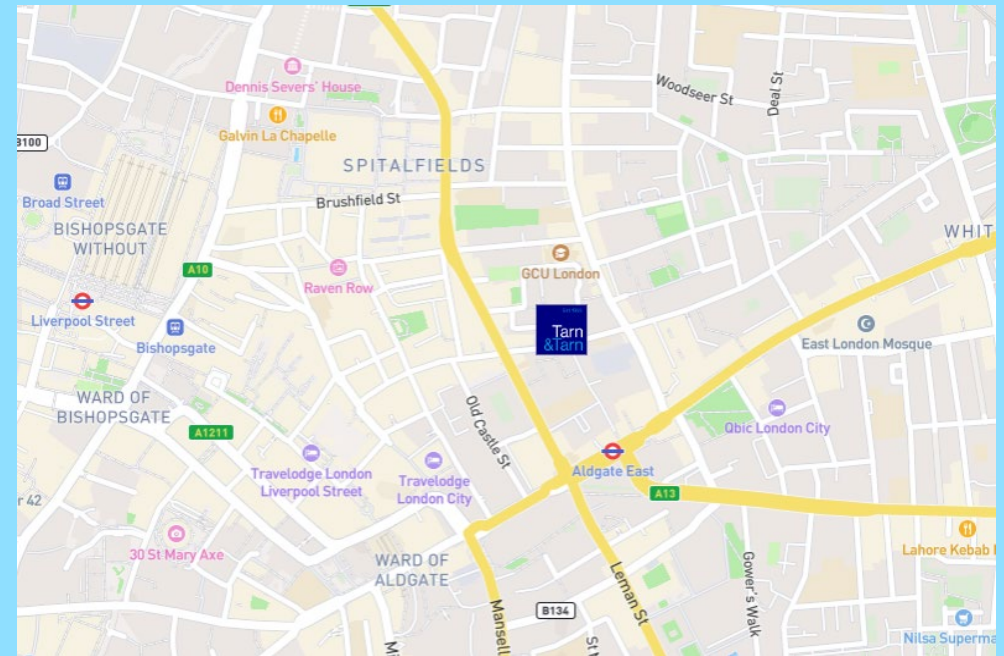
## THE AREA

The property is located on the South side of Wentworth Street, close to its junction with Brick Lane in the heart of Spitalfields. The area is well served by many local retail and restaurant amenities, with the Truman brewery, Spitalfields market, and brick lane all in close proximity. The area is also well served by local public transport, with Aldgate East, Liverpool Street and Shoreditch high street stations within easy walking distance.



## TRANSPORT

-  Aldgate East (4-minute walk) – **Hammersmith & City** and **District Line**
-  Liverpool Street (11-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and **National Rail Services**
-  Shoreditch High Street (12-minute walk) – **Overground Line**



## ACCOMMODATION

FLOOR	FT <sup>2</sup>	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£ PA)	TOTAL YEAR
3 <sup>rd</sup> Floor	2,422	£40	£6.50	£29,411	£142,034
4 <sup>th</sup> floor	2,443	£40	£6.50	£26,447	£140,046.5
<b>TOTAL</b>	<b>4,865</b>				<b>£282,080.5</b>

## 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

Not Applicable

## LOCAL AUTHORITY

London Borough of Tower Hamlets

## LEGAL COSTS

Each Party to bear their own costs.

## 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.



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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## TEAM

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