



## Universal House, 88-94 Wentworth Street

Spitalfields, London, E1 7SA

### Versatile Open Plan Commercial Space

**2,440 sq ft**  
(226.68 sq m)

- Good Ceiling Height
- Natural Light
- Open Plan
- Suitable for a variety of business: leisure, light industrial, indoor recreation
- 2x Passenger Lifts
- DDA Complaint

# Universal House, 88-94 Wentworth Street, Spitalfields, London, E1 7SA

## Summary

Available Size	2,440 sq ft
Rent	£25 per sq ft
Business Rates	Upon Enquiry
Service Charge	£6.50 per sq ft Inclusive of Building Insurance, Gas and Water
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

This self-contained commercial unit, situated in the basement of a six-story office building, has been newly refurbished to a high standard. The space benefits from high ceilings, ample natural light, and a modern entry phone system for enhanced security. It includes a fully equipped kitchenette and is served by two passenger lifts for easy access. The unit is DDA compliant and features well-appointed WC facilities. Ideal for a range of businesses, including photographers, artists, film companies, and light industrial operations, this flexible space offers both functionality and convenience.

## Location

Located in the heart of Spitalfields, 88-94 Wentworth Street offers a prime opportunity in one of London's most dynamic areas. Just a 3-minute walk from Aldgate East Station (District, Hammersmith & City lines) and 11 minutes from Liverpool Street Station (Central, Circle, Elizabeth Line, National Rail), the property boasts excellent transport links. Shoreditch High Street Station and multiple bus routes further enhance accessibility. Surrounded by key attractions such as Petticoat Lane Market, Brick Lane, and Old Spitalfields Market, this sought-after location is ideal for businesses looking to thrive in a high-footfall, vibrant setting.

## Accommodation

The accommodation comprises the following areas:

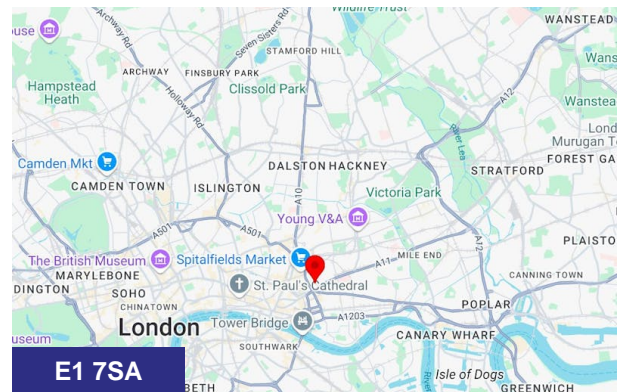
Name	sq ft	sq m	Availability
Basement	2,440	226.68	Available
<b>Total</b>	<b>2,440</b>	<b>226.68</b>	

## Viewings

Strictly by appointment only.

## Terms

A new FRI Lease to be contracted outside the Act 1954.



## Viewing & Further Information

### Gasper Koscik

0207 377 8989 | 07554640000

Gasper@tarn-tarn.co.uk

### Luke Marioni

0207 377 8989 | 07734601111

luke@tarn-tarn.co.uk

### Arthur Nowicki

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk