

Est. 1955

Tarn &Tarn



**38 COMMERCIAL
STREET,
SPITALFIELDS,
LONDON,
E16LP**

**PROMINENT E-CLASS
UNIT
2,312 FT²**

DESCRIPTION

This available accommodation spans both the ground and lower ground floors of a mixed-use building. The unit features a wide glass frontage, security shutters, good ceiling height, and ample natural light, along with self-contained rear access. With its prime location, the property would be suitable for a variety of occupiers, including retail/showroom operators and office users seeking a prominent presence in the Spitalfields area.

SUMMARY

- Prime Location
- Self-Contained access
- Kitchenette
- Excellent Transport Links
- Security Shutters
- A.C








LOCATION

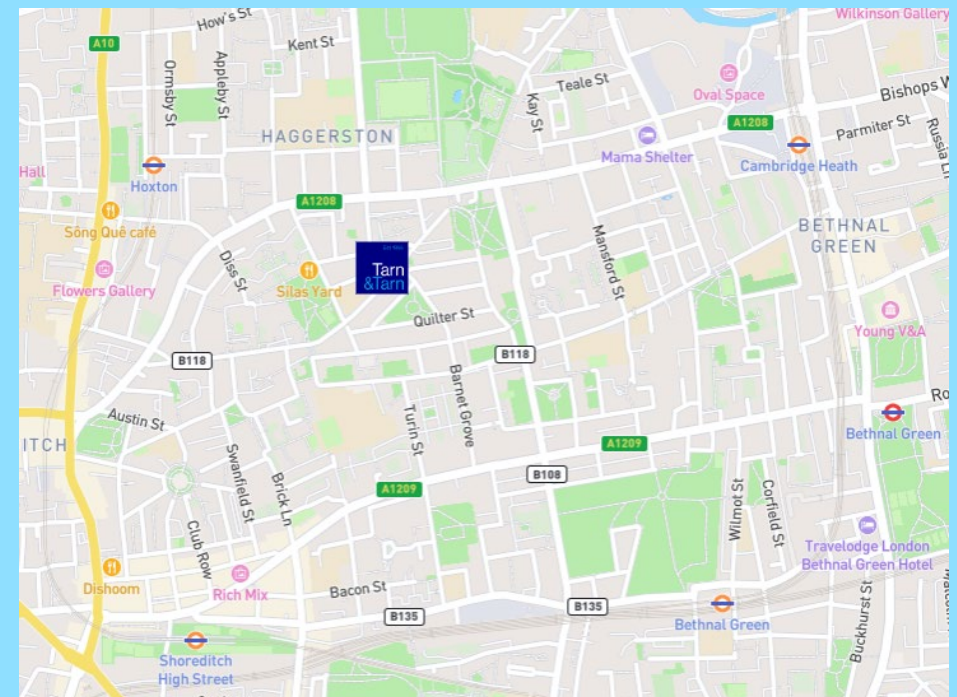
THE AREA

The property is located on the east side of Commercial Street, close to its junction with Wentworth Street, at the edge of the City of London's Square Mile, and in the heart of Spitalfields. It is within walking distance of the vibrant Brick Lane and the renowned Spitalfields Market, offering a dynamic and thriving atmosphere. The area benefits from excellent transport links, with Liverpool Street, Aldgate, Aldgate East, and Shoreditch High Street stations all within easy walking distance. Additionally, numerous bus routes serve the area, providing convenient access to the City and surrounding locations.



TRANSPORT

-  Aldgate East (3-minute walk) – **Hammersmith & District Line**
-  Aldgate Station (8-minute walk) **Circle Line**
-  Liverpool Street (11-minute walk) – **Overground**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE (£PA)	BUSINESS RATES (£PA)	TOTAL YEAR
Ground	1,129				
Lower Ground	1,183				
TOTAL	2,312	£85,000	N/A	£17,536,18	£102,536

VAT

Not Applicable

TERMS

A new FRI lease to be contracted Outside the Landlord and Tenant Act 1954.

BUILDING INSURANCE

Current Cost: £2,100 per annum

LOCAL AUTHORITY

London Borough of Tower Hamlets

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.



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&Tarn

VIEWINGS

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