



## 25 Spelman Street

London, E1 5LQ

**An attractive ground floor commercial unit with outside space.**

**1,457 sq ft**  
(135.36 sq m)

- Ground Floor Class E Premises
- Close to Spitalfields
- Outside Space
- Self Contained
- New Lease
- Glazed Frontage

# 25 Spelman Street, London, E1 5LQ

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 1,457 sq ft                        |
| Rent           | £45,000 per annum                  |
| Rates Payable  | £6.85 per sq ft                    |
| Rateable Value | £20,000                            |
| Service Charge | £2,000 per annum                   |
| VAT            | To be confirmed                    |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D (92)                             |

## Description

A well presented ground floor commercial space located on Spelman Street in Spitalfields. The unit has a contemporary industrial finish with high ceilings and polished concrete floors. The space currently operates as an office however would also be ideal for a brand showroom, design studio or retailer. The unit features an open plan kitchen, W/C and a large rear terrace space shared with one other occupier. The frontage benefits from an electric roller shutter for security.

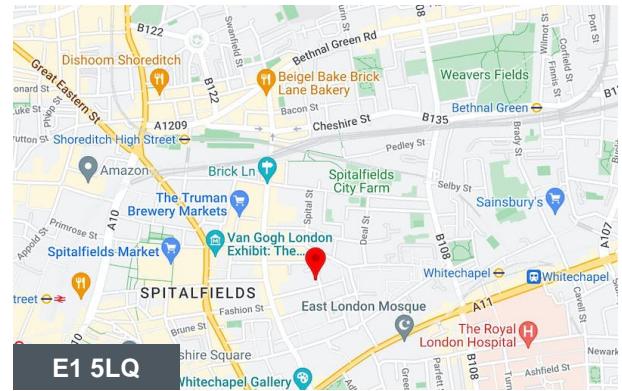
## Location

Located on Spelman Street, this busy mixed-used area now is occupied by many thriving businesses and is well served by many shops, eateries, bars and clubs. Liverpool Street Station, Whitechapel Overground Station and Aldgate East Underground Station are all within easy walking distance and the area is well-served by numerous bus routes.

## Accommodation

The accommodation comprises of the following

| Name         | Sq ft        | Sq m          | Rent              | Rates Payable | Service Charge | Total /year       | Availability |
|--------------|--------------|---------------|-------------------|---------------|----------------|-------------------|--------------|
| Ground       | 1,457        | 135.36        | £45,000 per annum | £6.85 /sq ft  | £2,000 /annum  | £56,983.27        | Available    |
| <b>Total</b> | <b>1,457</b> | <b>135.36</b> |                   |               |                | <b>£56,983.27</b> |              |



## Viewing & Further Information



**Jack Lyons**

020 7613 4044 | 07794 202 220  
Jack@fyemcdade.com



**George Sarantis**

020 7613 4044 | 0731 1077 549  
george@fyemcdade.com