

Compton

*For Rent*  
**5-13 Spital Square  
Spitalfields E1**



# Flexible Self-Contained Space with Own Front Door – Ground & Lower Ground Available

**For Rent**

**Size**

3,300 - 12,496 Ft<sup>2</sup>

**Rent**

£45 - £72.50 per sq ft

**Fitout**

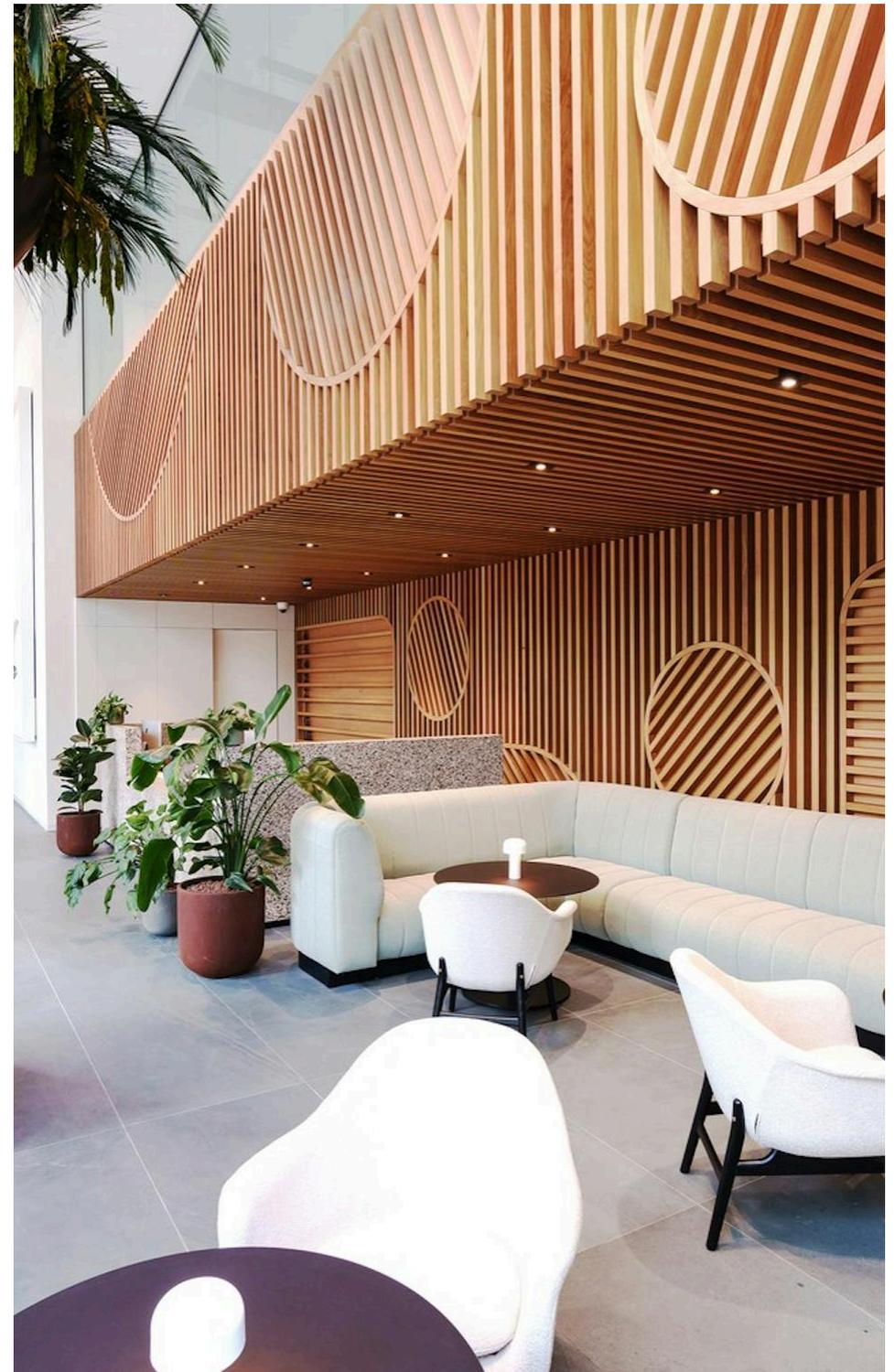
Not Fitted. Can be fitted, subject to terms

**Eden**  
5-13 Spital Square  
Spitalfields E1

**Description**

The part ground floor and lower ground floor provide a highly versatile opportunity for occupiers seeking flexible, self-contained space in the heart of Spitalfields.

With the benefit of its own dedicated front door and the potential for an internal staircase linking the two floors, the accommodation lends itself perfectly to a wide range of uses, from office and studio operators to gyms, wellness brands, and lifestyle concepts.



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*Internal*

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Reception



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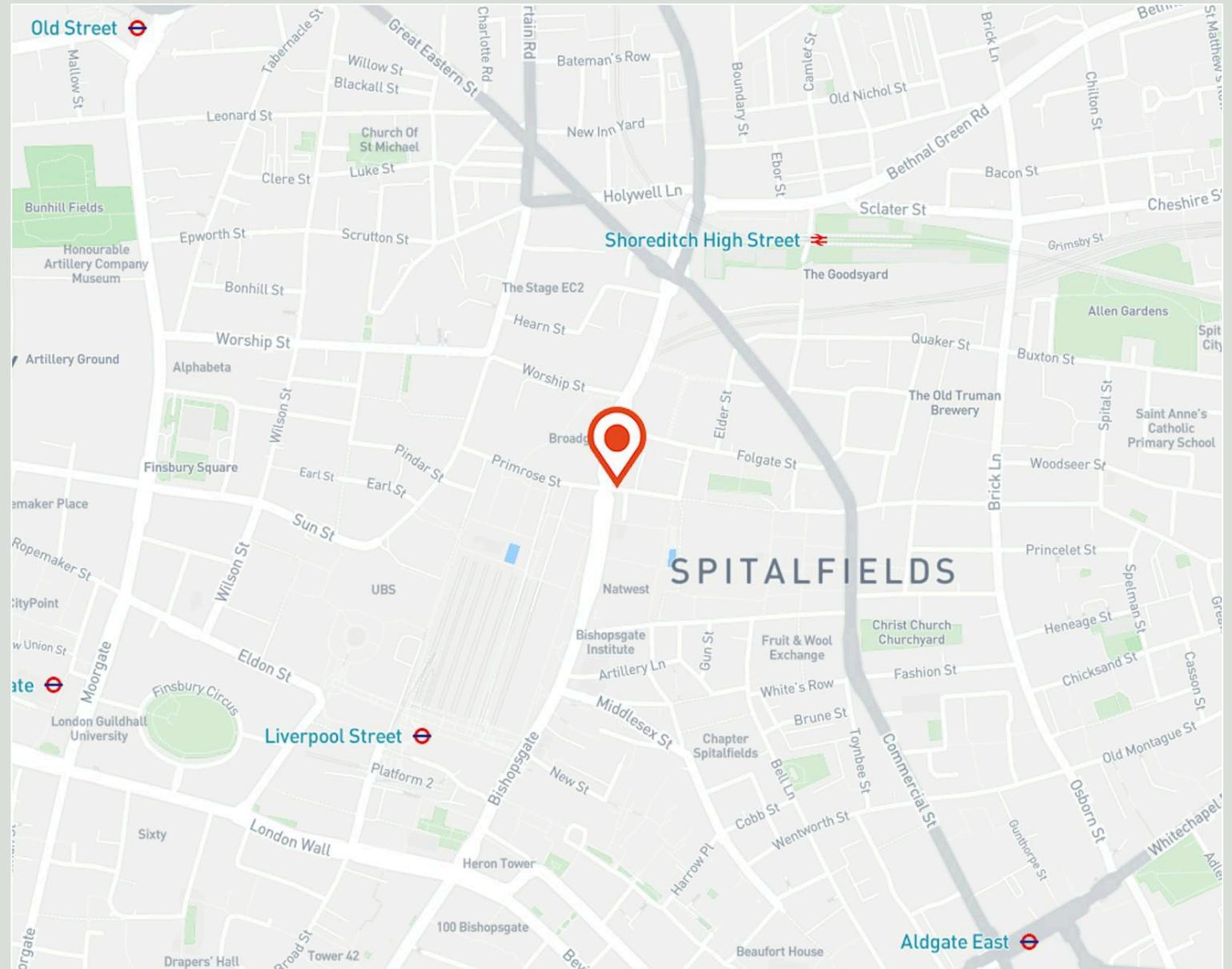
Location

Positioned in one of London's most vibrant districts, the property is surrounded by the energy and culture that define Spitalfields. A short walk from Liverpool Street, Shoreditch High Street, and Aldgate stations, the location offers excellent connectivity across the city.

The area is renowned for its eclectic mix of food, retail, and leisure amenities, including Spitalfields Market, Brick Lane, and the boutiques of Redchurch Street, ensuring a dynamic environment for staff and customers alike.

High footfall, strong transport links, and a thriving local community make this an exceptional place to work, train, or create.

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Internal



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**Amenities**

- Self-contained entrance offering full brandability and privacy
- Ground and lower ground floors available together or separately
- Potential for internal staircase creating seamless flow between floors
- Flexible use potential - ideal for office, fitness, wellness, creative or studio operators
- Characterful building with an attractive street presence
- Situated in the heart of Spitalfields, moments from transport, amenities and footfall

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
1st	9,640	£75	n/a	n/a	£60,250	£723,000	Under Offer
Ground	6,700	£72.50	n/a	n/a	£40,479.17	£485,750	Under Offer
Ground	3,300	£72.50	£22	£14.83	£30,065.75	£360,789	Available
Lower Ground	9,196	£45	£22	£14.83	£62,709.06	£752,508.68	Available
<b>Total</b>	<b>28,836</b>	<b>£66.25</b>	<b>£22</b>	<b>£14.83</b>	<b>£193,503.98</b>	<b>£2,322,047.68</b>	

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**Tenure**

New Lease

**Availability**

Available Immediately

**Compton Concierge**

Want your workspace *managed*?

Find out more

**[compton.london/concierge](https://compton.london/concierge)**

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