

# 27 Toynbee Street, Spitalfields, London, E1 7NE

## TO LET

Office

1,076 sq ft / 100 sq m

£39,500 per annum



# Shell and core retail/ commercial unit for lease in Spitalfields



- Extensive ground floor frontage
- 3 entrances into the ground floors
- Configured over ground and lower ground floors
- Shell and core specification with capped services
- Suitable for a range of uses including retail, fitness, medical and office
- Moments from New Spitalfields Market



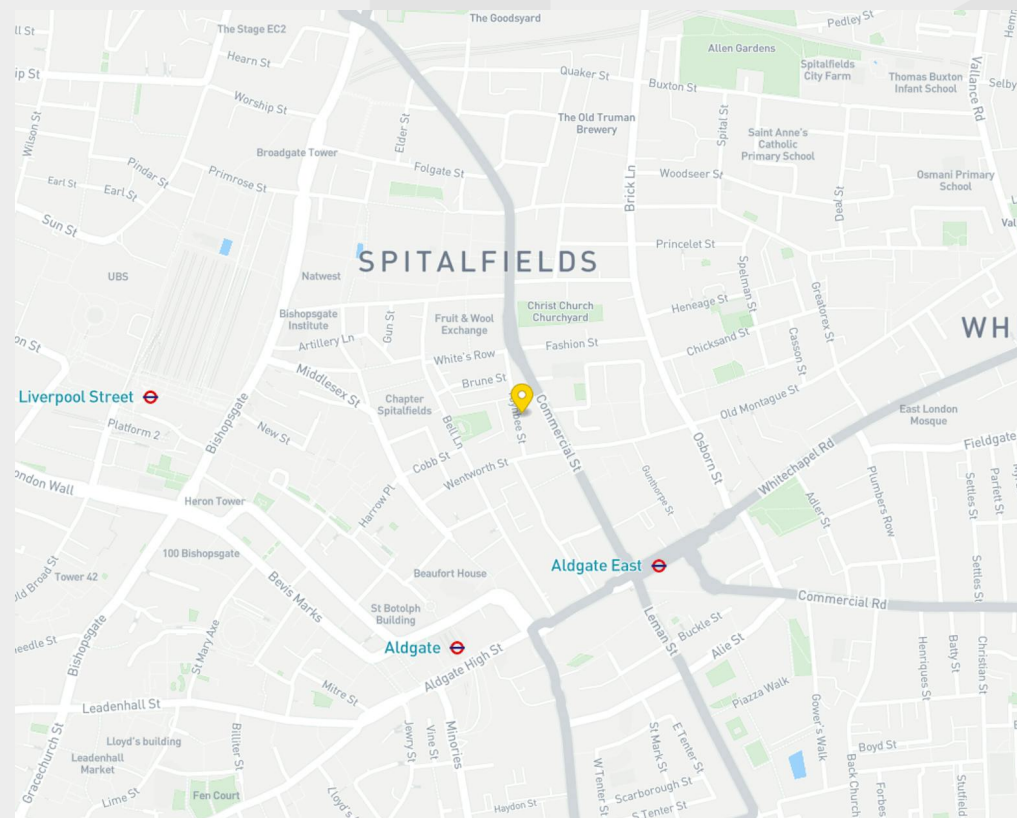
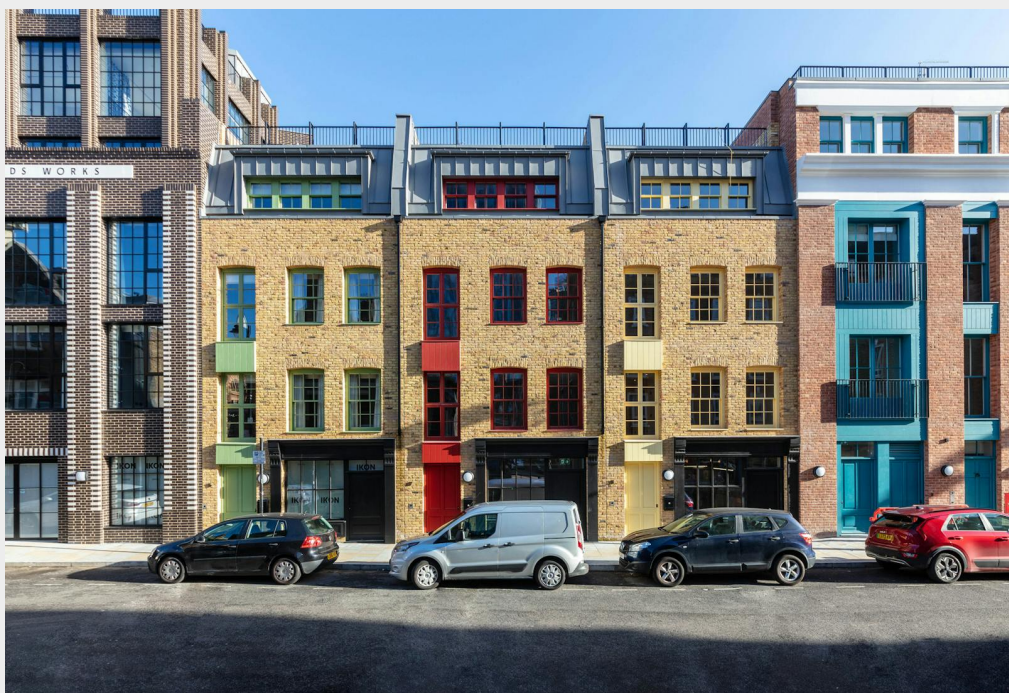


## Description

Arranged over ground and lower ground floor this commercial property is delivered in shell and core condition with excellent scope for a bespoke tenant fit-out. There are three entrances from the ground floor with good natural light and ceiling heights across both levels. The unit would be of particularly interest to retail, fitness and medical occupiers as well as other possible commercial uses.

## Location

Toynbee Street is located in the thriving City Fringe, the property neighbours both Old and New Spitalfields Market, the Truman Brewery and a wealth of cafés, bars and restaurants. Liverpool Street (Metropolitan, Hammersmith & City and Central lines, The Elizabeth line, London Overground and TFL Rail), and Aldgate East (Hammersmith & City line) tube station all within short walking distance.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Ground	691	64.20	-	On Application	On Application	Available
Basement	385	35.77	-	On Application	On Application	Available
Unit - Total	1,076	99.96	£39,500 /annum	On Application	On Application	Available

### Tenure

New Lease

### EPC

Has been commissioned

### VAT

Upon enquiry

### Configuration

Not Fitted

### Contacts

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#### Further Information

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