

Est. 1955

Tarn &Tarn

2ND FLOOR
149-151 COMMERCIAL
ROAD
WHITECHAPEL
LONDON
E1 1PX

EDUCATIONAL USE
PREMISES IN THE HEART
OF WHITECHAPEL
1,767 SQFT



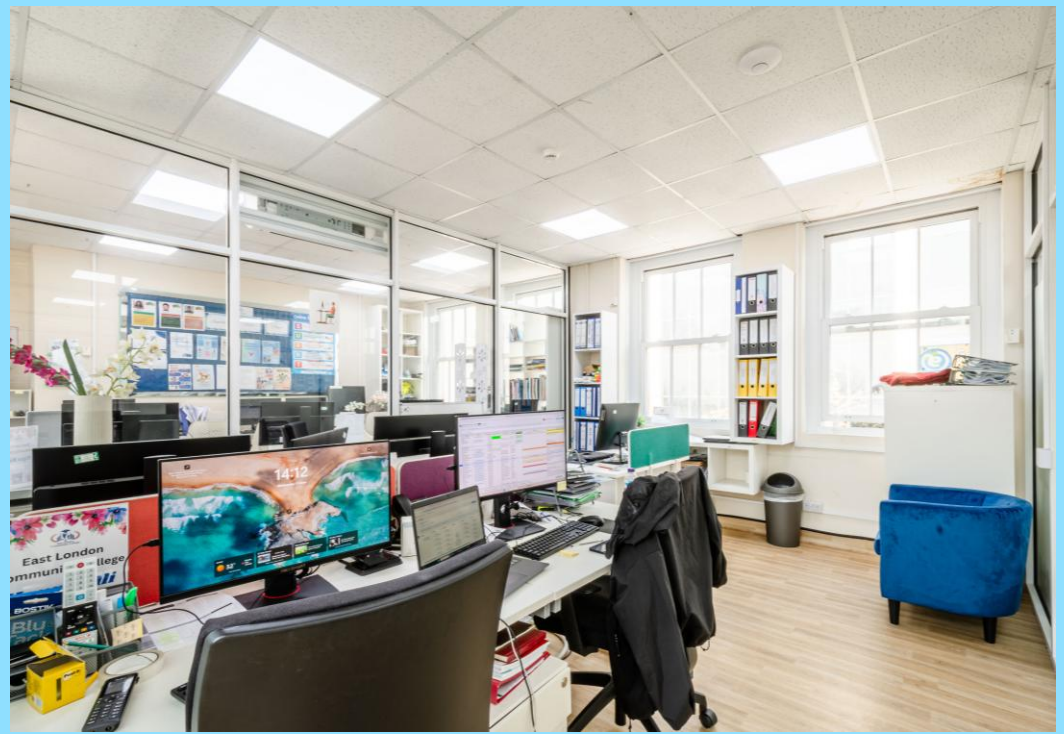
DESCRIPTION

The available office/F1 space is located on the 2nd floor and is offered on a self-contained basis. The premises benefits from self-contained access from Commercial Road, good natural light throughout, good ceiling height, and would suit a variety of businesses looking for an office or an educational use (Class F1).

SUMMARY

- F1 Use Class
- Self Contained
- WC Facilities
- Kitchen Facility
- Class Room
- Good Natural Light








LOCATION

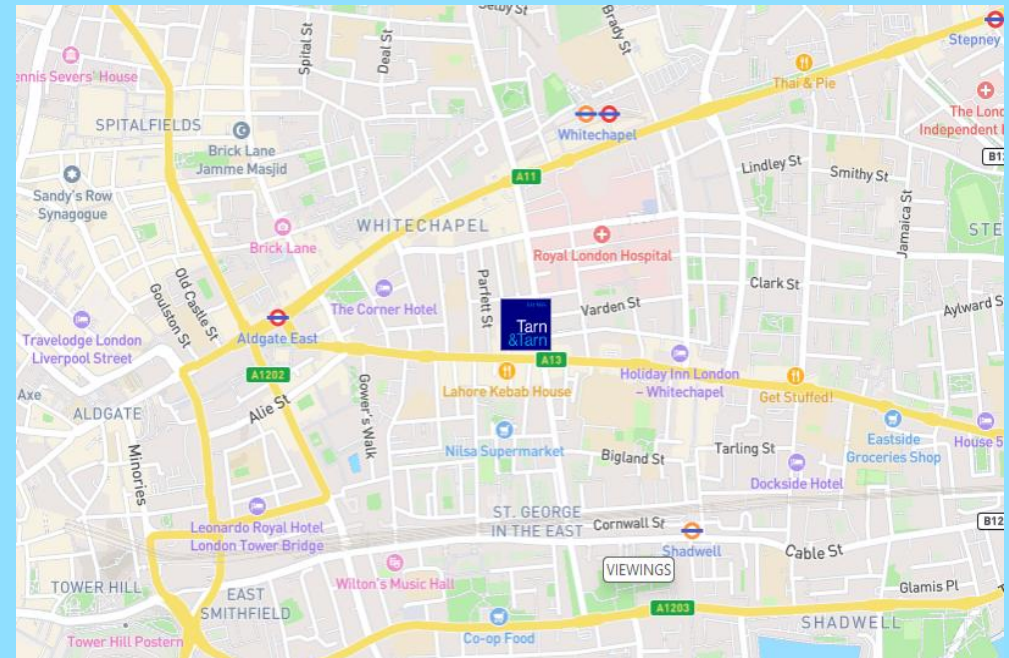
THE AREA

The property is located on the north side of Commercial Road on its junction with New Road. Commercial Road is an important artery which connects the City of London with both Canary Wharf and Greater London. The area is also extremely well served by public transport, with Aldgate East and Whitechapel Underground Stations only a short walk away as well as many local bus routes.



TRANSPORT

-  Aldgate East (7-minute walk) – **Hammersmith & City & District Line**
-  Whitechapel (11-minute walk) – **Overground Line, Hammersmith & City, District Line, Elizabeth Line**
-  Shadwell (11-minute walk) – **Overground Line & DLR Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
2 ND FLOOR	1,767				
TOTAL	1,767	£32 PSF	TBC	£15,437.09	£71,981.05

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

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.

TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

LOCAL AUTHORITY

London Borough of Tower Hamlets

BUILDING INSURANCE

Approx. £1,500 per annum

VAT

N/A



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&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.