



Retail to Let/ Class E

2,147 sq ft

44 Artillery Lane
London
E1 7LS

Rent Passing

£70,000 per annum approxi-
mately

Rates payable

£16.02 per sq ft

Service Charge

TBC

- * Good ground floor street frontage
- * Densely populated residential & office location
- * Class E use
- * W/C and Kitchenette facilities
- * Attractive period building
- * 4 minute walk from Liverpool Street Tube Station
- * EPC rating of C. A copy is available on request

RETAIL SPACE TO LET

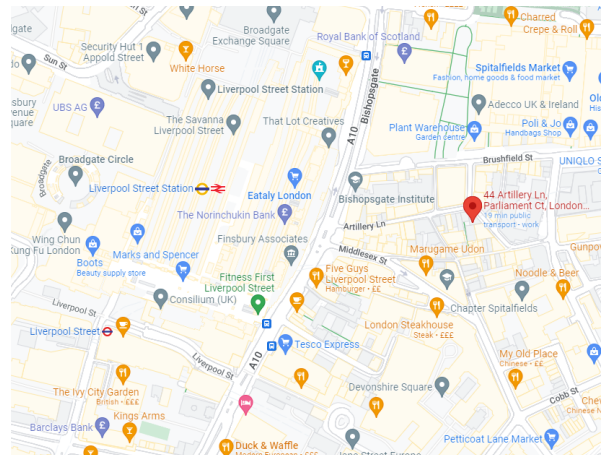
OVERVIEW

Location

Occupying a prominent position on Artillery Lane, the premises is situated off the main drag from Spitalfields Market. The unit neighbours a number of other prominent retail and restaurant tenants including; Ottolenghi, Breakfast Club, Albam, All Saints, Belstaff and Mac.

Description

The space available is across both the ground and lower ground floor. The retail space has been white boxed and ready to for a new tenant to fit out. It benefits from having a WC and kitchenette in the demise. The space will suit a variety of uses including, retail, office, medical, gallery & professional services.



Lease Terms

The retail space is available by way of assignment of the current lease ending in May 2037, with a break in May 2032. Rent review dates in May 2027 & May 2032.

Floor Areas

Ground Floor	771 sq ft
Lower Ground	1,376 sq ft
Total	2,147 sq ft



Viewings strictly by appointment with sole agents, Medway & Law :

20 Hanover Street, Mayfair, London, W1S 1YR
www.medwayandlaw.co.uk



Ashley Medway
ashley@medwayandlaw.co.uk
07812 205327



George Ives
george@medwayandlaw.co.uk
07468431024