

# TO LET

1<sup>st</sup> Floor Office with B1 and D1 Use 708 SQ FT (65.77 SQ M)



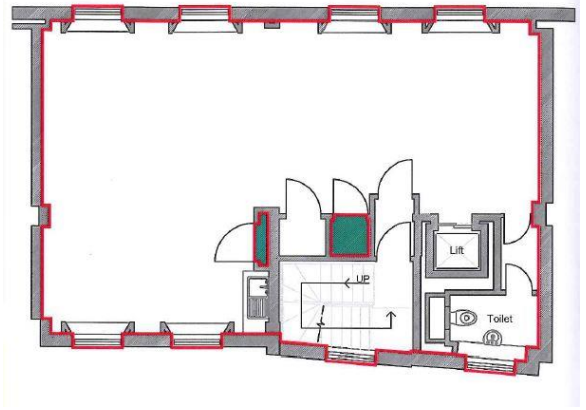
8-10 Brushfield Street

E1 6AN

## LOCATION

The office is located in the heart of Spitalfields. The area is served by a wide variety of restaurants, bars and shops including Spitalfields Market, Boxpark Shoreditch and the stalls and cafes of Brick Lane.

The property is situated adjacent Liverpool Street Station providing excellent access to the Circle, Hammersmith & City, Metropolitan, Central Underground lines as well as the National Rail Network.



## DESCRIPTION

A superbly presented and appointed, 1<sup>st</sup> floor office benefitting from B1 and D1 use in a period 5-storey building. The property benefits from lots of natural light through six fully opening windows, excellent ceiling height and an efficient floorplate.

The office space and common parts have been refurbished to a high standard with access to a demised WC and kitchenette. There is full internet access already in place.

EPC available upon request

## AMENITIES

- Cat A fit out with Kitchenette
- Full internet connectivity in place
- Entry phone system
- Perimeter trunking
- Excellent natural light & opening windows
- Recently refurbished
- Carpeted throughout
- LED lighting

## TERMS

Available by way of a sublease for a period to be agreed, outside of the L&T Act 1954.

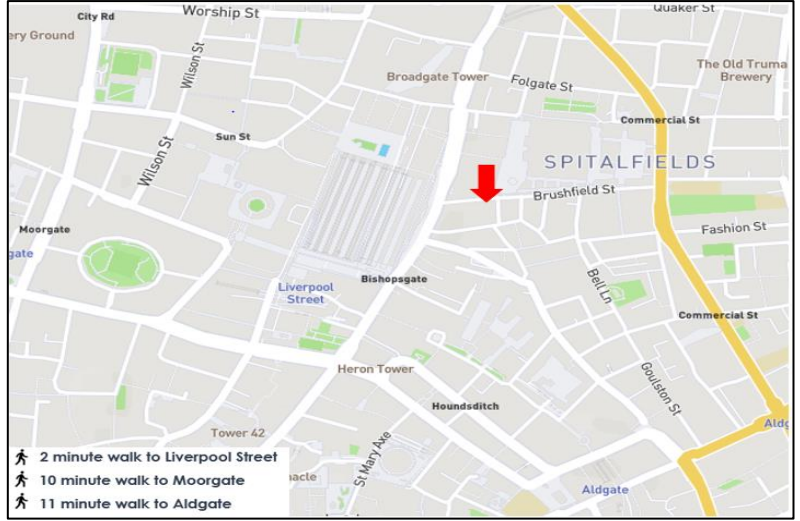
Rent	£41,950 pax
Business Rates	£TBC Per Sq Ft
Service Charge	£9.05 Per Sq Ft

## VIEWING

Viewing is by prior appointment through agents Turner Morum LLP:

Will Lawther  
Tel: 020 7688 3410  
[wil@tmllp.co.uk](mailto:wil@tmllp.co.uk)

Matt Waite  
Tel: 020 7688 3417  
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