

7-9 FASHION STREET

LONDON, E1



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This property is arranged over ground, 1st, 2nd and 3rd floors, providing approximately 14,000 sq ft 'warehouse' style office accommodation with excellent natural light and 3m+ floor to ceiling heights on the upper floors. The building also benefits from a large terrace on the 3rd floor comprising c.2,000 sq ft with views west of the City and out east. The building is ideal for occupiers seeking their own self-contained building to make their own.

LOCATION

The property is located off Commercial Street and Brick Lane, in the heart of Spitalfields, overlooking the Hawksmoor Church and grounds. The public transport connectivity is excellent, as it lies within a short walk from Liverpool Street, Shoreditch High Street, Aldgate East, Aldgate, and Whitechapel Stations providing access to the London Underground (Central, District, Circle, Metropolitan and Hammersmith and City lines), London Overground, National Rail and Crossrail from 2021.

ACCOMMODATION

FLOOR	AREA
3rd	1,981 sq ft
2nd	3,929 sq ft
1st	3,897 sq ft
Ground	4,155 sq ft
TOTAL	13,962 sq ft

Floor area subject to measurement

SPECIFICATION/AMENITIES

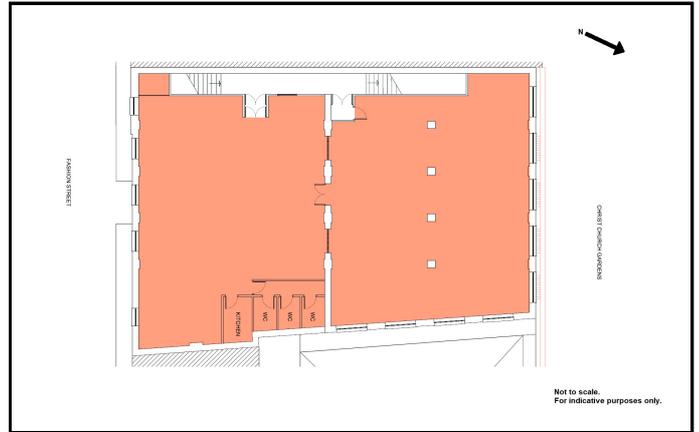
- Excellent floor to ceiling height
- Great natural light
- Large terrace on the 3rd floor (2,121 sq ft)
- Cycle storage
- WC's and showers on each floor
- Crittal windows
- EPC - D(82)

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TERMS

LEASE

Flexible by arrangement

RENT

£40.00 per sq ft p.a.x.

RATES

£7.03 per sq ft (2020/21 estimate)

SERVICE CHARGE

TBC

VAT

Not elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

COLIN HARGREAVES

0203 440 9804

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JAMIE MAJOR

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Subject to Contract

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