

**SHORT TERM
FULLY FITTED OFFICE**

**3-5 FASHION STREET
SPITALFIELDS
E1**

4,379 SQ FT

BELCOR







CITY FRINGE REAL ESTATE



DESCRIPTION

Comprising a comprehensively refurbished fully fitted media style floors within a beautiful warehouse building. The floor benefits from great ceiling heights, excellent natural light and parquet flooring. Each floor also offers 50 - 60 desks and chairs, 4 meeting rooms, ample break out areas and demised kitchenettes, WC's and shower facilities.

AMENITIES

-  Fully Fitted
-  Excellent Transport links
-  Concierge
-  Meeting Rooms
-  Passenger Lift
-  Kitchen, WC's & Showers

FULLY FITTED MEDIA STYLE WORKSPACE



BELCOR

3-5 FASHION STREET
SPITALFIELDS E1



LOCATION

The property is situated opposite leading fashion, art and design school 'Istituto Marangoni' in this highly sought after City fringe location. Local amenities include numerous retail and restaurant outlets within Spitalfields market, Brick Lane, Commercial Street and Truman Brewery.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
1 st Floor	4,379	Available	£78.50	Included	Included	£28,645.95
3 rd Floor	4,388	Under Offer				

TRANSPORT

LIVERPOOL STREET
Metropolitan
Hammersmith & City
Central Line

SHOREDITCH HIGH STREET
Overground

OLD STREET
Northern Line

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

RATES

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

TIMING

Available Now

VAT

VAT is applicable

VIEWINGS VIA JOINT AGENTS

BELCOR

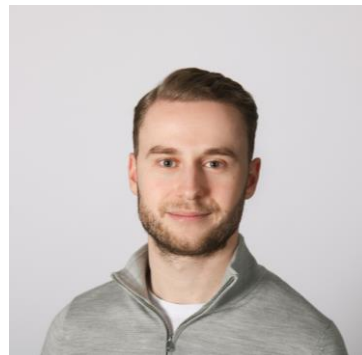
020 7375 3444
agency@belcor.london
www.belcor.london

WORKPLACE COMPANY

020 7993 8075

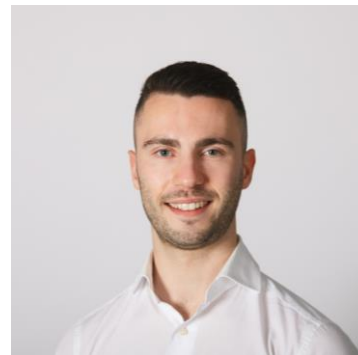
TEAM

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