

**FULLY FITTED  
WAREHOUSE OFFICE  
SPACE**

**LANA HOUSE  
COMMERCIAL STREET  
SPITALFIELDS  
E1**

**BELCOR**

**CITY FRINGE REAL ESTATE**

**3,700 SQ FT**

The unit is undergoing a full high-end refurbishment.





## DESCRIPTION

A top floor premises within a converted original warehouse building providing beautiful warehouse-style office accommodation. The premises offering unique original warehouse features, 3.7m ceiling heights, excellent natural light, 4 meeting rooms and 2 call booths and a large private roof terrace. Parking is also available by separate arrangement.

## AMENITIES

🚲 Secure Bike Storage

🛋 Fully Fitted

🅑 Parking Available

☀ Excellent Natural Light

📏 Good Ceiling Height

🏠 Private Roof Terrace

## UNIQUE ORIGINAL WAREHOUSE WORKSPACE IN THE HEART OF SPITALFIELDS

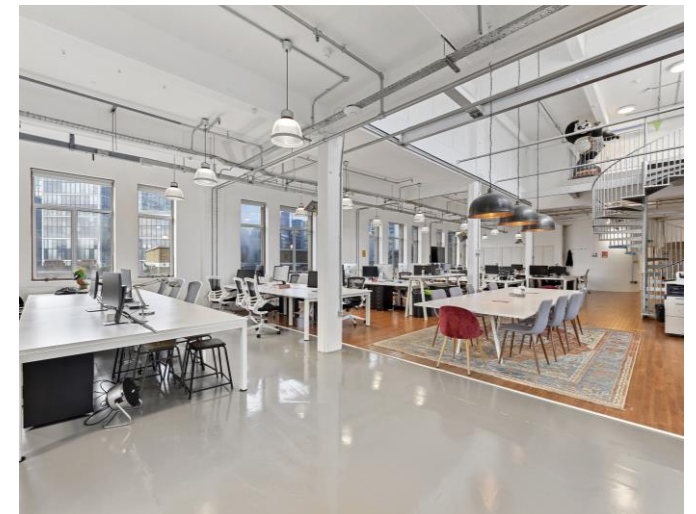




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# BELCOR

COMMERCIAL STREET  
SPITALFIELDS E1



LOCATION

Located on Commercial Street in the heart of Spitalfields. The premises is situated amongst a host of bars and restaurants and is adjacent to the Truman Brewery complex, Spitalfields market, and Brick Lane. The property is also within short walking distance of Liverpool Street Station and Shoreditch High Street Station.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT( PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
4 <sup>th</sup> Floor	3,700	Under Offer	£65.00	£11.20	£6.00	£25,345

TRANSPORT

SHOREDITCH HIGH STREET  
Overground

LIVERPOOL STREET  
Metropolitan  
Hammersmith & City  
Central Line

OLD STREET  
Northern Line

LEASE

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

TIMING

Available from April 2024

RATES

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

VAT

VAT is applicable

## VIEWINGS VIA SOLE AGENTS

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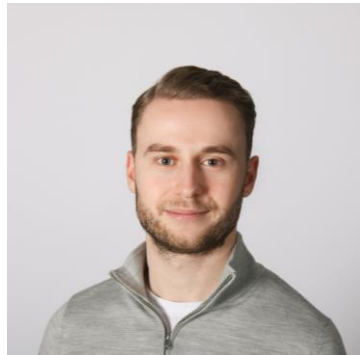
### BELCOR

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## TEAM

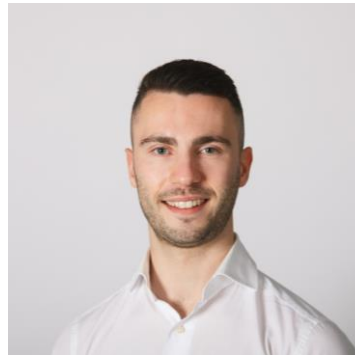
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