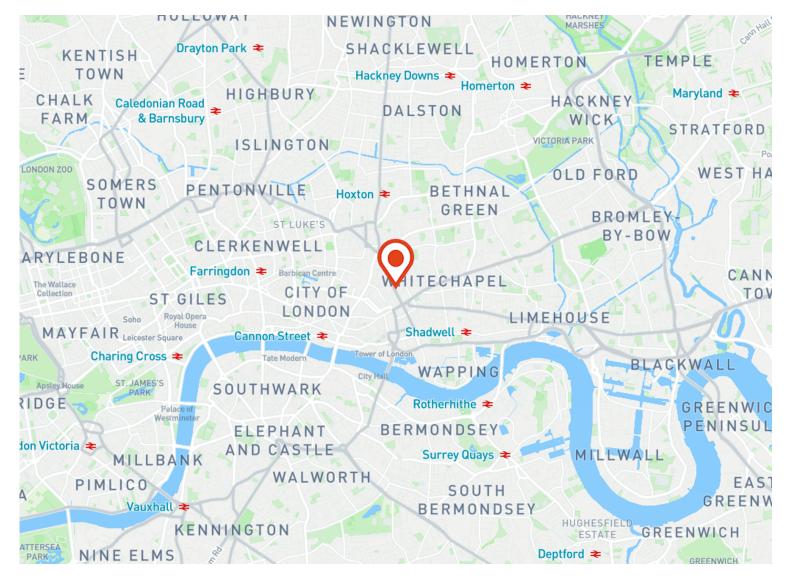


Spitalfields 60-62 Commercial Street E1 6LT

Fully fitted Office Floor in a Characterful Converted Warehouse Now Available by way of Assignment in the Heart of Spitalfields.

For Rent 1,785 ft<sup>2</sup>

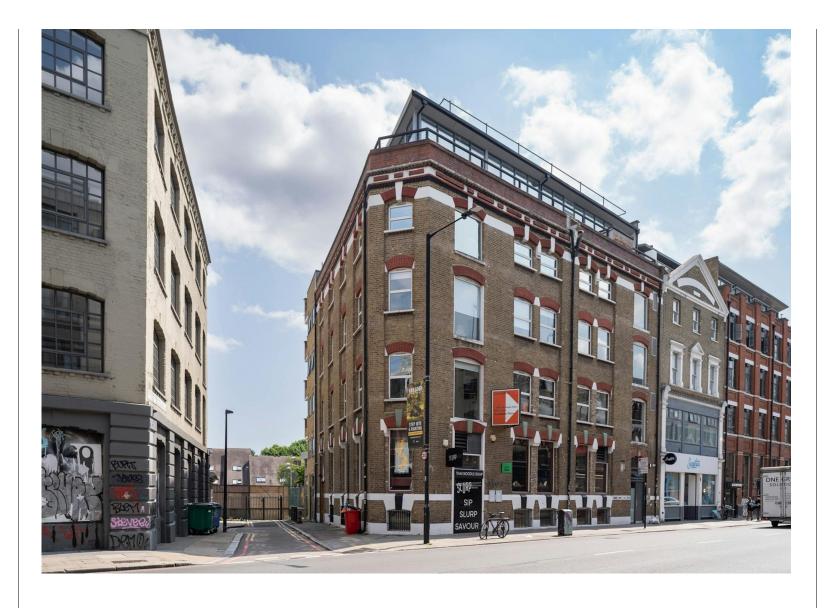


#### Location

Located in the heart of Spitalfields with stations such as Liverpool Street, Shoreditch High Street and Aldgate East just a stone's throw away, in addition to ample access to bus routes. Local amenities include Great Eastern Street and the renowned Leonard Circus food market, Shoreditch is a buzzing area filled with leisure activities including art and food venues such as Boxpark, enticing a mix businesses within the creative and tech industries.

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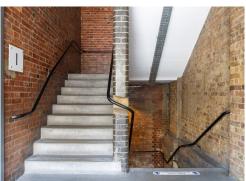












Spitalfields 60-62 Commercial Street F1 61T

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**For Rent** 1,785 ft<sup>2</sup>

#### **Amenities**

- Available by way of Assignment from the Tenant or Surrender and Regrant of a New Lease direct from the Landlord
- Rent at £43.50 per sq ft until September 2026, then £49.50 per sq ft for the remainder of Lease Term
- Fully Fitted to include 24 desks,
  2 glass partitioned meeting
  rooms and a bright breakout area
- Great natural light
- Original Wooden flooring
- Air Conditioning
- Self contained WC's
- Passenger Lift
- **-** 24-hour access
- Nearest tube stations: Liverpool Street, Shoreditch High Street and Algate East

### Description

Now available by way of Assignment or Surrender and Regrant of a New Lease, this characterful first-floor office offers a fully fitted, plugand-play workspace in the heart of Shoreditch. Located just moments from Spitalfields Market, the space is fully equipped with 24 desks, two glass-partitioned meeting rooms, a bright breakout area, and demised WCs.

With exposed brickwork, steel columns, and expansive views over the City, it enjoys excellent natural light throughout and reflects the warehouse-style aesthetic typical of nearby Shoreditch. Additional amenities include a passenger lift for easy access and a welcoming, design-led environment ideal for creative or professional occupiers.

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#### Content

View on Website



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For Rent 1,785 ft<sup>2</sup>

### Floor Areas & Outgoings

The accommodation comprises of the following

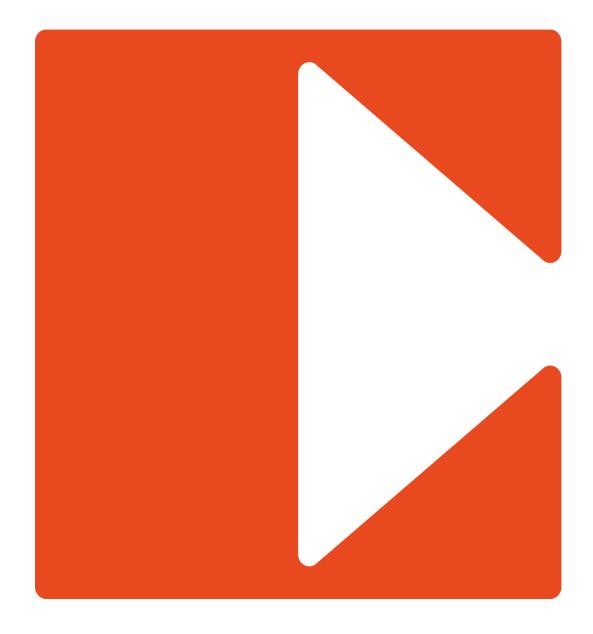
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)		tTotal month	Total year	Availability
1st	1,785	£43.50	£15.92	£6.20	£65.62	£9,760.98	£117,131.70	Available
Total	1.785	£43.50	£15 92	£6.20	£65.62	£9.760.98	£117.131.70	

#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Sonia Oberoi so@compton.london +44 (0) 7483 882 598

Elliott Stern es@compton.london 07834 918700



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