



3-5 FASHION STREET

Spitalfields, London, E1 6LY



LEASE TERM

Available by way of a sublease for a term until 10th September 2023. Flexible terms will be considered.

DESCRIPTION

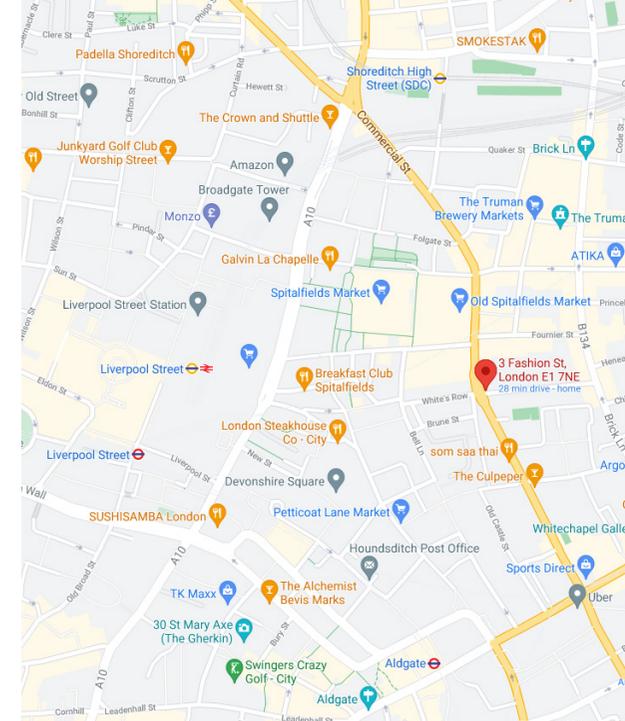
These two newly refurbished, fully fitted floors are available in a characterful and modern building. Both floors boast excellent natural light, parquet flooring, private offices, meeting rooms, board rooms, modern kitchenettes, demised toilets and showers and excellent breakout spaces. The units are fully fitted and ready to go on a managed basis. 1st Floor - Accommodates 56 desks and provides 1 board room, 3 meeting rooms, modern kitchenette, demised toilets and showers and large breakout space. 3rd Floor - Accommodates 54 desks and provides 4 meeting rooms, modern kitchenette, demised toilets and showers, large breakout space, demised roof terrace and a meditation room.

AMENITIES

- Fibre
- Plug & Play
- Fully fitted
- Heating-cooling system
- Demised WC's
- Passenger lift
- Commissionaire + reception
- Onsite security
- Disabled access
- Entry phone system
- 3rd Floor terrace
- 24 hour access
- Excellent natural light
- Board room
- Private office
- Meeting rooms
- Disabled access

AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	4379	£78.50	Included	Included	£343,751	Available
3rd	4388	£78.50	Included	Included	£344,458	Available



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