2-6 TENTER GROUND

LONDON, E1 7NH

FOREST
REAL ESTATE

FOR SALE

2,559 SQ FT

Bright & airy double-aspect ground & lower ground office/retail accommodation FOR SALE close to Spitalfields Market & Liverpool St Station

Key Features

- Good Natural Light
- Security Shutters
- Sep M&F WC's
- Private Entrance from Street Level
- Dual Aspect Window Frontage
- Large Board Room
- High Ceilings to both floors
- AC
- Sep Kitchen
- Refurbished Throughout
- Fibre
- Excellent Transport Links
- Director's Office

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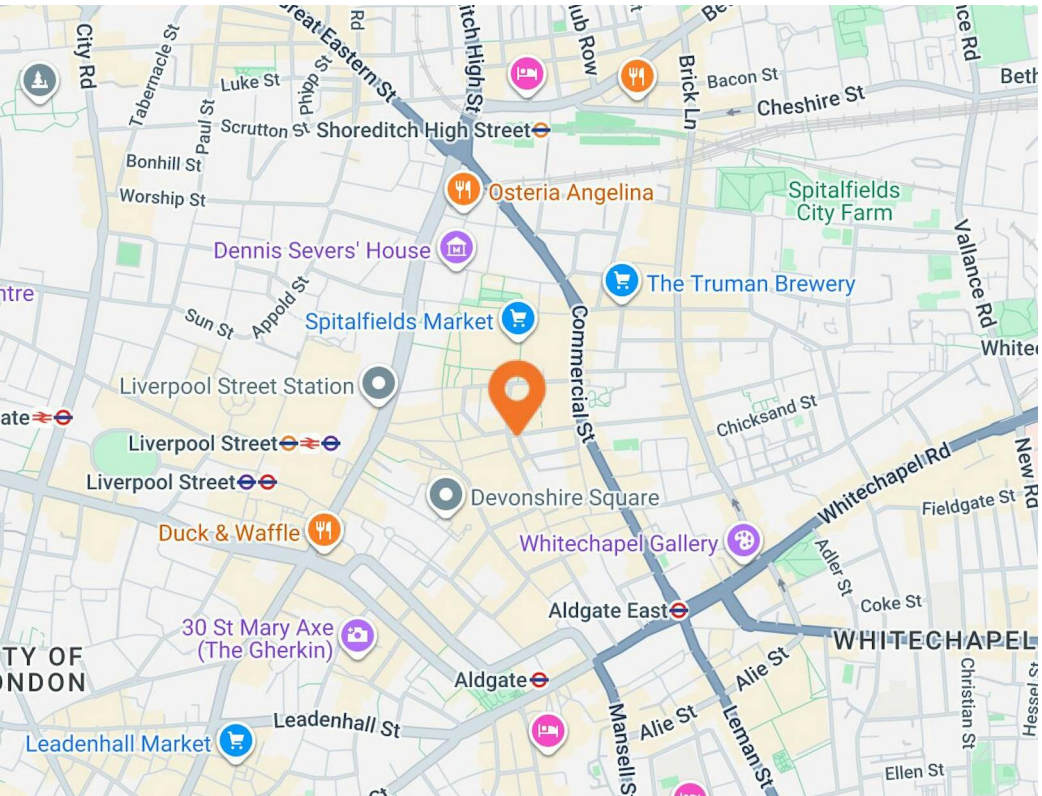


Description

Situated within a mixed-use building, the accommodation is arranged over ground and lower ground floors and has been fully refurbished to provide predominantly open-plan space. The ground floor incorporates a private executive office, while the lower ground floor features a dedicated boardroom.

The space enjoys good levels of natural light, high ceilings, air conditioning and security shutters. With a versatile layout, the accommodation would suit a variety of occupiers and business uses.

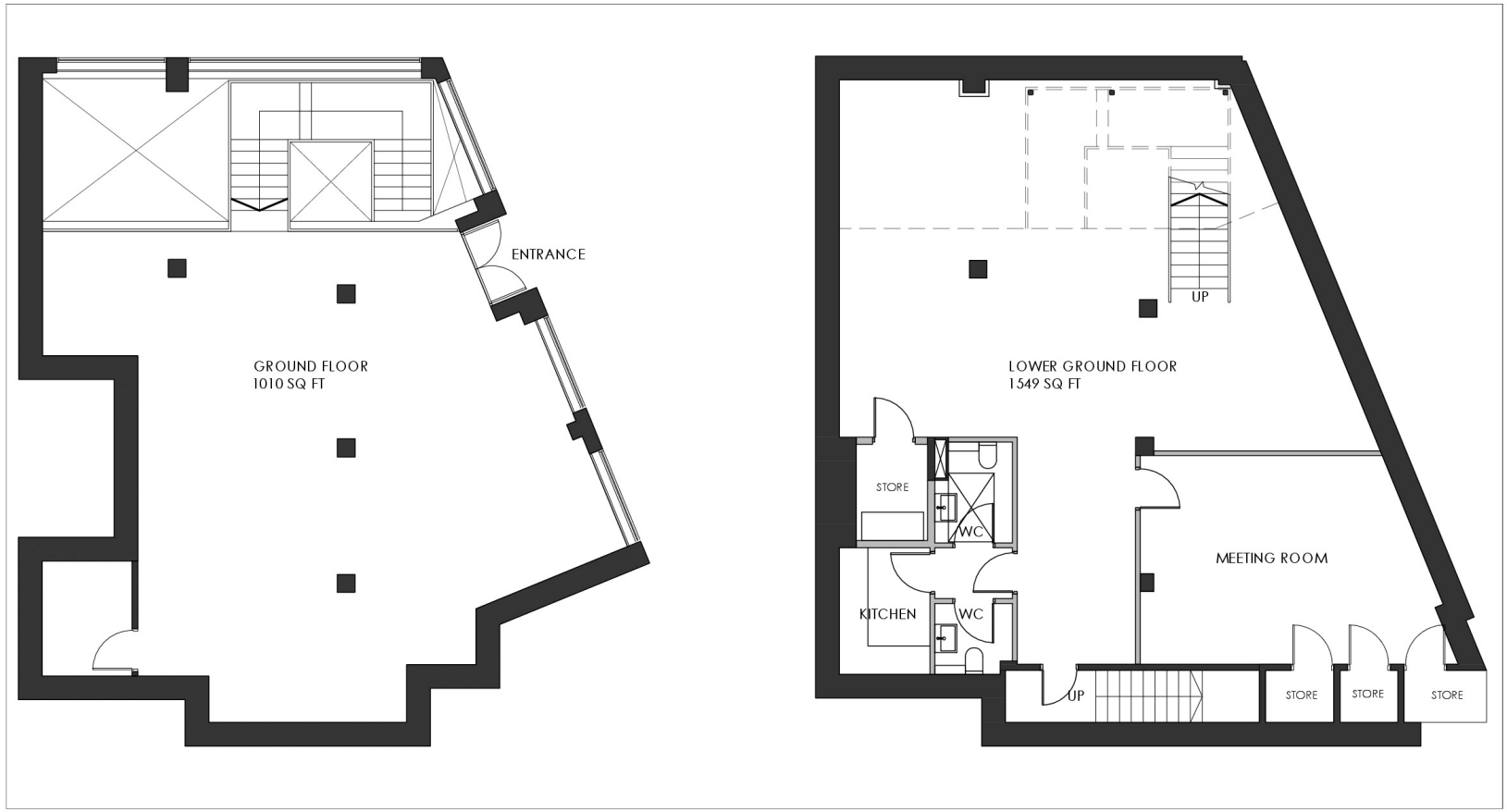
Location

The property occupies a prominent corner position at the junction of Tenter Ground and Brune Street, in the heart of vibrant Spitalfields. The area is renowned for its eclectic mix of restaurants, cafés, bars and independent retailers, with Spitalfields Market just moments away. The Truman Brewery is also within a short walk, offering an array of bars, restaurants, retail and leisure amenities.

Excellent transport links are close at hand, with Liverpool Street, Aldgate East and Shoreditch High Street stations all within easy walking distance, alongside numerous local bus routes.

FABLED
STUDIO

2-6 TENTER GROUND - FLOOR PLANS



Availability

The self contained accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,010	93.83
Lower Ground	1,549	143.91
Total	**2,559**	**237.74**

Price	£1,595,000
Rates	£7.84 per sq ft
Service Charge	£5,000 per annum
VAT	Not applicable
EPC	C (57)

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