

JOHN DWOOD



11 Artillery Lane

Spitalfields, London, E1 7LP

AVAILABLE TO RENT

Asking £70,000 pa

A mid terraced former warehouse building of brick construction with attractive façade and shop front style entrance.

The building underwent an extensive refurbishment by the previous tenant and is well present throughout. The property was previously configured with a series of treatment rooms and offices/consulting rooms over the basement and upper floors, with a dedicated reception area at ground floor level.



Location

The building is situated on Artillery Lane located just to the east of Bishopsgate, bordering the City of London, Spitalfields, and Shoreditch. The area supports a wide diversity of occupiers, including some of the City's largest and best-known finance and professional services sectors, as well as a huge variety of start up and creative businesses located predominately in the the wider Spitalfields and Shoreditch area.

The area benefits from great transport links in close vicinity, with Liverpool Street, Aldgate East and Shoreditch High Street Stations all located within a 5-10 minute walk.

Local transport

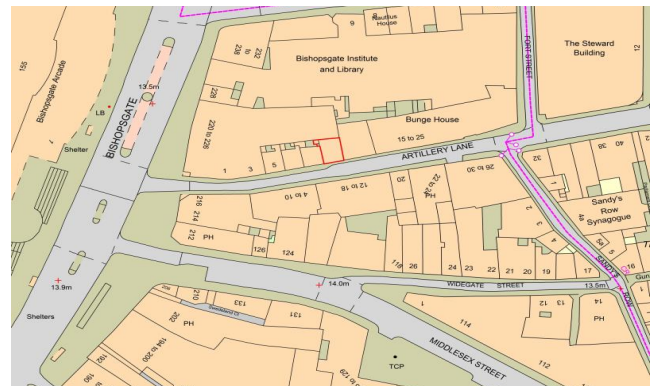
Liverpool Street station- 1 minutes walk (Central, Circle, Metropolitan, Hammersmith and City, Mainline and Crossrail)

Aldgate East- 10 minutes walk (Hammersmith and City, District)

Shoreditch High Street - 10 minute walk (Overground services)

Local Amenities and occupiers

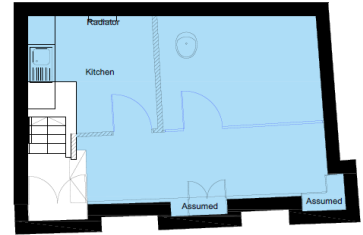
The surrounding area includes some of the best-known retail and leisure hubs in the City fringe. Spitalfields Market, the Old Truman Brewery and Box Park are all easily accessible. Liverpool Street Station offers extensive retail facilities and there are more within the re-modelled Broadgate Estate. Local occupiers in the vicinity include Ottolenghi, Canto Corvino, Breakfast Club, Anthropologie, Hotel Chocolat, Eataly, Rapha, and Flat Iron.



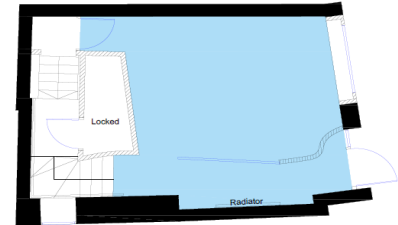
The Building

A mid-terraced building of brick construction with attractive façade and shop front style entrance. The building has been subject to an extensive refurbishment by the previous tenant and is configured with a series of treatment rooms and offices / consulting rooms over the basement and upper floors, with a reception area at ground floor level.

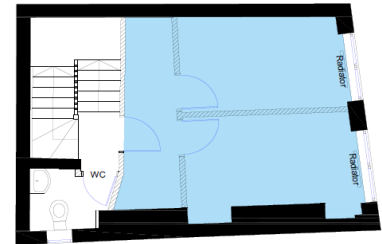
The building is suitable for a range of uses, subject to planning.



Lower Ground



Ground Level



First Level

Accommodation

Floor	NIA sq ft	NIA sq m	GIA sq ft	GIA sq m
Lower ground	284	26.4	326	30.3
Ground	245	22.8	339	31.5
1st	238	22.1	341	31.7
2nd	238	22.1	344	32.0
3rd	240	22.3	348	32.5
4th	223	20.7	271	25.2
Total	1,468	136.4	1,969	183.2

Use

The property is located within the City of London, within the Bishopsgate Ward and lies within the Bishopsgate Conservation Area. The property is not listed.

The current permitted use of the building is understood to fall within Class E.

EPC

Band E (expiring 13.08.2024)

VAT

The building is not elected for VAT.

TERMS

Offers are south in excess £70,000 pa.

VIEWINGS

To arrange a viewing please contact:

George Cracknell

John D Wood

07384 897647

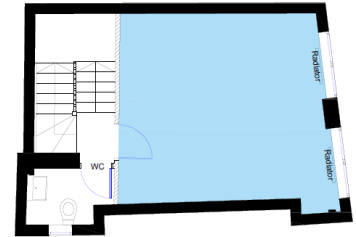
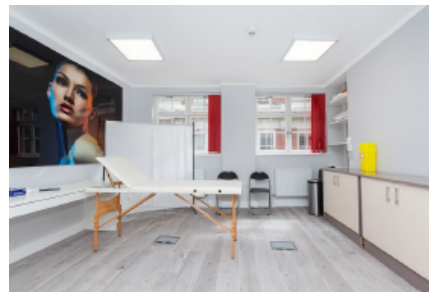
georg cracknell@johndwood.com

Jacob Haftel

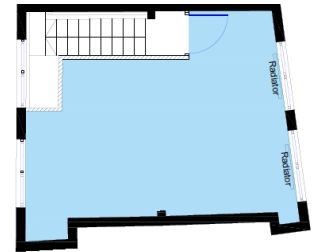
John D Wood

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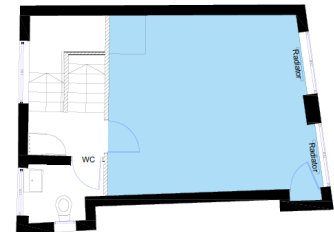
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Second Level



Fourth Level



Third Level