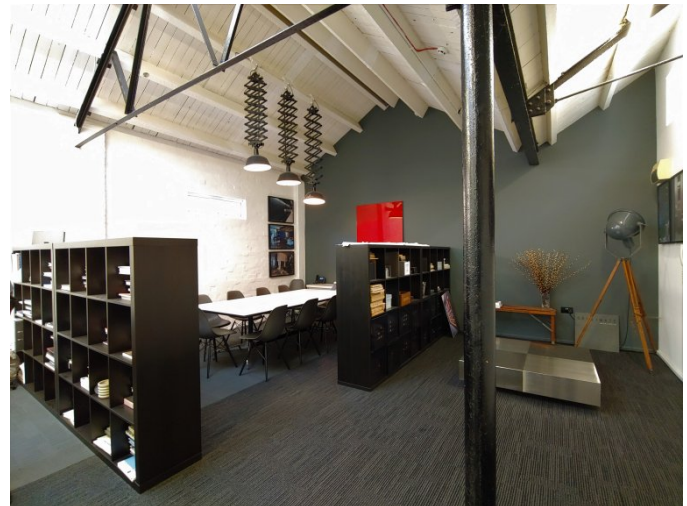
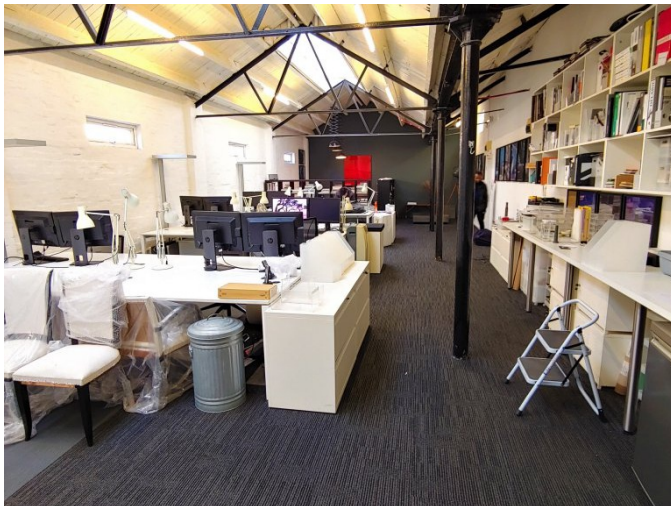


TO LET - QUIRKY, SELF CONTAINED OFFICE
 UNIT 13, 80A ASHFIELD STREET, LONDON, E1 2BJ
 1,186 SQ.FT (110.18 M²)



Key Features

- Fluorescent Tube Lighting
- uPVC Double Glazing
- Burglar Alarm System
- Intercom System
- Carpeting

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

Contact:

Rajiv Kataria

Rajiv@cliffords-estates.co.uk

Vinay Parmar

vparmar@cliffords-estates.co.uk



306 Green Lane
 Ilford, Essex
 IG1 1LQ

Tel: 020 8599 9911

Email: info@cliffords-estates.co.uk



Location

The premises is conveniently located on Ashfield Street, which is situated approximately 0.2 miles North of Commercial Road (A13) and the same South of Whitechapel Road (A11). Aldgate East Station is within a mile West of the demise, servicing the District and Hammersmith and City lines.

Accommodation

Well presented, self-contained office. Amenities include carpeting throughout, intercom system and shared staff facilities. Approximate areas are as follows based on IPMS 3 for offices.

Total	1,185 sq.ft (110.09 m ²)
-------	---------------------------------------

Lease Terms

The premises is available by way of a new Internal Repairing and Insuring Lease for a term to be agreed.

Rent

£22,000 per annum inclusive of service charge. All other outgoings are exclusive and along with the rent, they are payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£7,400
UBR 20/21	50.7p
Rates Payable	£3,751
Interest parties are advised to verify these figures and check whether they qualify for full exemption of rates with The London Borough of Tower Hamlets on 020 8121 5001.	

VAT

Value Added Tax is applicable in respect of this property.

Service Charge

A service charge is not applicable in respect of this property.

Energy Performance Asset Rating

E	124	This is how energy efficient this building is
---	-----	---

Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.