



AVAILABLE TO LET

3rd Floor, 38 Spital Square, E1

38 Spital Square, London, UK E1 6DY



Office for rent, 528 sq ft, £49.50 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/48715-3rd-floor-38-spital-square-e1-38-spital-square>

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****Air conditioned Studio Office with Private Terrace - Spitalfields ****

Located on the South Side of Spital Square within a stone's throw from all the amenities and open spaces at Spitalfield Market.

The property is within 2 minutes' walk from Liverpool Street Station providing both mainline and underground lines for quick access all across the City. Shoreditch High Street Station is also within easy walking distance.

The office is situated on the 3rd floor of a converted Victorian warehouse building with access via a borad and open shared stairwell.

The office provides great floor to ceiling heights with excellent natural light throughout. The floor is largely open plan benefiting from air conditioning, a recently installed modern kitchenette and private access to a terrace overlooking Bishopsgate, EC2. The floor comes fully furnished and is currently configured for 8 - 10 working desks.

WC's are located on the common landings and there is a possibility of installing a private washroom for the floor subject to negotiation.

Highlights

- Open Plan Layout
- Brilliant Natural Light
- Air Conditioning
- Private Terrace
- COLT fast fibre connection

Property details

Rent	£49.50 psf
Est. S/C	£12.00 psf
Est. rates payable	£16.80 psf
Building type	Office
Size	528 Sq ft
Lease details	New lease available from the freeholder for a term to be agreed
EPC certificate	Available on request

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Third Floor	528	£49.50	£12.00	£16.80	£41,342.40	Available

More information

[Visit microsite](#)

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Contact us

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