

9 HENEAGE STREET

LONDON, E1 5LJ



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

9 Heneage Street is located in the heart of Spitalfields within the London Borough of Tower Hamlets, just off Brick Lane. The area is known for its blend of historic East End character, creative industries, independent businesses, and proximity to London's financial district. No.9 is an office building arranged over two principal floors. It requires comprehensive refurbishment and is available to let to a suitable tenant on the basis of a lease which will incorporate breaks in favour of the lessor to enable future repossession for development.

ACCOMMODATION

FLOOR	AREA
Mezzanine - Available	1,580 sq ft
Ground floor - Available	2,953 sq ft
TOTAL	4,533 sq ft

Floor area subject to measurement

LOCATION

9 Heneage Street occupies a prime position in London's vibrant Spitalfields district. Situated between Brick Lane and Spelman Street, Heneage Street is a short walk from Old Spitalfields Market and the restaurants, galleries, and shops that make the area a major cultural destination. Excellent transport connections are available via nearby London Underground and Overground stations providing access across London.

SPECIFICATION/AMENITIES

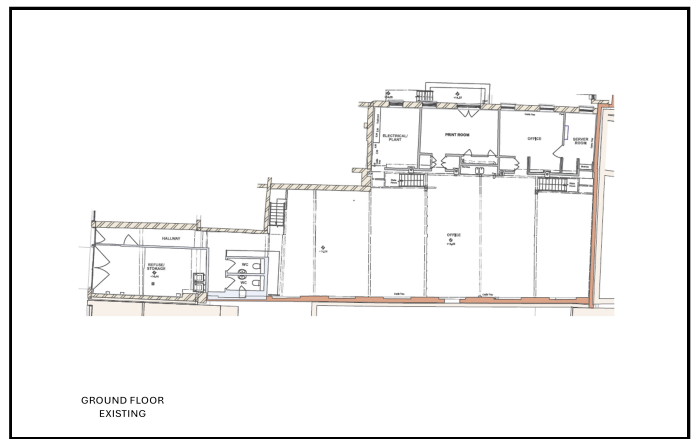
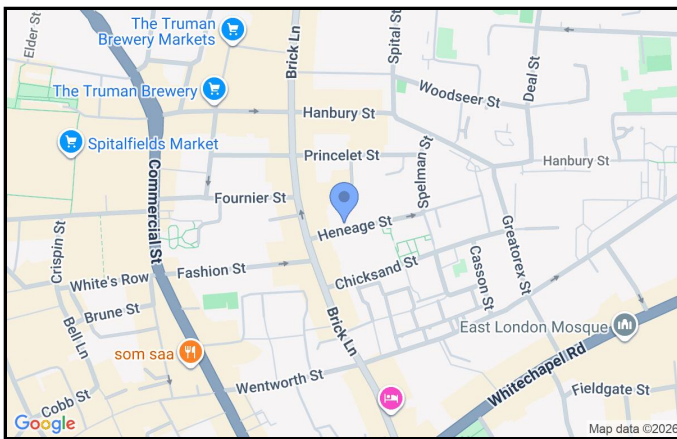
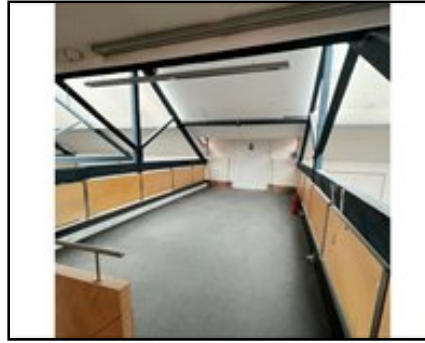
- Currently in shell condition
- Male and female toilets

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TERMS

LEASE

New lease by arrangement, incorporating landlord development breaks.

RENT

£on application

RATES

£TBC

SERVICE CHARGE

£TBC

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

GENERAL ENQUIRIES

0203 440 9800

info@gryphon.uk.com

COLIN HARGREAVES

07778 164159

colin@gryphon.uk.com

Subject to Contract

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