



FOR SALE

**32-38 Osborn Street,
London, E1 6TD**

5,317 sq ft

**Prominent 5000 sq ft
commercial unit for sale
on Osborn Street.**



Dexters
For Sale
An exclusive collection
of one, two and three
bedroom warehouse
style apartments
For Sale
020 7749 3810

**COMMERCIAL UNIT
TO LET**
020 3370 4334
**CF
Commercial**

Picco
020 7646 3364
ITALIAN

Description

The property offers two self contained spaces arranged over the ground and lower ground floors. Part of a boutique development that comprises 15 private residential flats on the upper floors. The space could suit a variety of occupiers from the office sector to the retail and leisure sectors subject to necessary consents. Both floors offer fantastic floor-to-ceiling heights particularly in the lower floor.

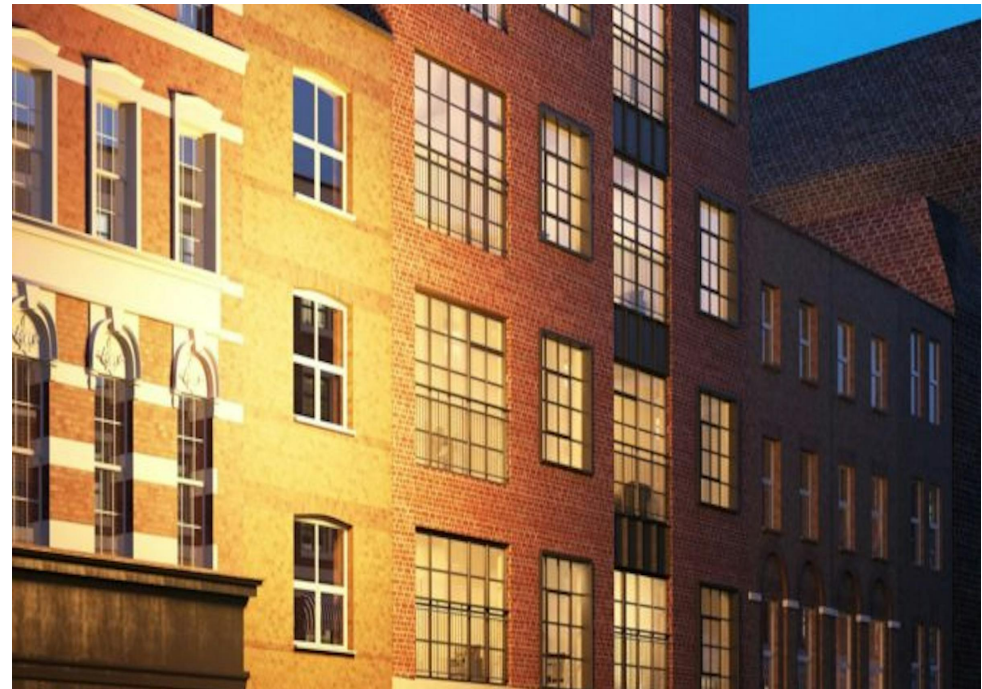
Location

Situated in prime East London, the property sits just off Brick Lane made famous for it's busy markets, food stalls, bagel shops and Truman brewery. A short distance away also sits Spitalfields Market which attracts waves of tourist each year.

Whitechapel has seen a vast amount of investment over the last few years which has resulted in a brand new Crossrail Station. Having Shoreditch on the doorstep helps bring further tourism and creative companies to the area.

Key points

- Ground floor 2,357 sq ft
- Basement floor 2,960 sq ft
- Ground and lower ground floors
- Prominent location
- Excellent transport connections
- E-Class usage
- Two self contained spaces
- Boutique development





Rents, Rates & Charges

Price	Offers in the region of £1,850,000
Rates	On application
Service Charge	£5 per sq ft
VAT	To be confirmed
EPC	D (100)

Viewing & Further Information



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