



## AVAILABLE - TO LET

### Unit 7, 6 Westgate Street, London E8 3RN

Air conditioned Class E premises 587 sq ft 6-8 person office  
£25,000 Per Annum + 12.5% for the service charge

All enquiries to

0203 576 3331

[Assemblycre.co.uk](http://Assemblycre.co.uk)

Assembly.

Commercial Real Estate

# Unit 7, 6 Westgate Street, London E8 3RN

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

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## Location

The property is located on Westgate Street, near to the junction with Mare Street. Transport links for the property are excellent, with various bus routes running along Mare Street, whilst London Fields Station is approximately 300 metres away.

Local amenities for the property are superb, with London Fields just down the street to relax in, whilst there are also a host of restaurants, bars and eateries located nearby on Broadway Market and in Netil Market.

## Description

Unit 7 is located on the second and third floors as a duplex office with dual aspect windows providing excellent natural light, as well as a balcony.

There are male and female W/Cs in the common parts as well as the following amenities.

## Amenities

- Wooden flooring
- Air conditioned
- High speed internet
- Shower facility
- Kitchenette/tea point in the unit
- Video entryphone
- Exposed brickwork

## Rent

£25,000 per annum

## Business Rates

Small business rates relief may apply

## Service Charge

12.5% of the rent which includes all communal cleaning, building insurance, water, communal electrics and high-speed internet.

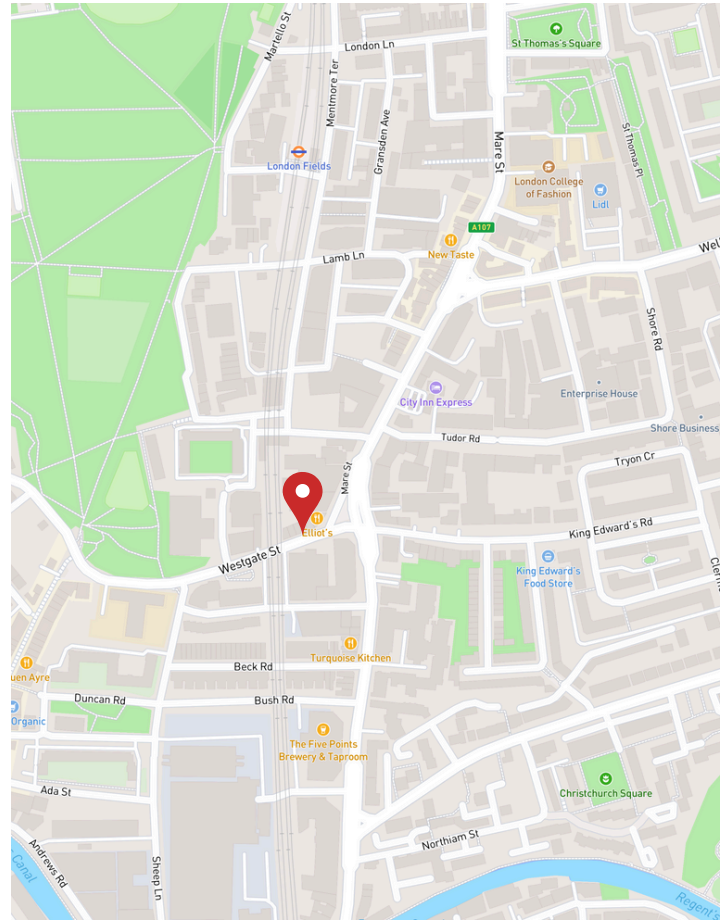
## Building type Class E

**VAT** The premises are not elected for vat

## EPC Rating C-55

**Lease Details** A new lease for a term to be agreed, upwards of 12 months

**Size** 587 sq ft



## Contact us

### Assembly CRE

020 3576 3331

[www.assemblycre.co.uk](http://www.assemblycre.co.uk)

### Jamie Mackenzie

Mobile 07533 348 479

[jamie@assemblycre.co.uk](mailto:jamie@assemblycre.co.uk)

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