

FRUIT & WOOL  
EXCHANGE  
SPITALFIELDS

**NINETY ONE  
COMMERCIAL  
STREET**



EXTERNAL OFFICE CGI



LFWE AERIAL



INDICATIVE OFFICE LAYOUT



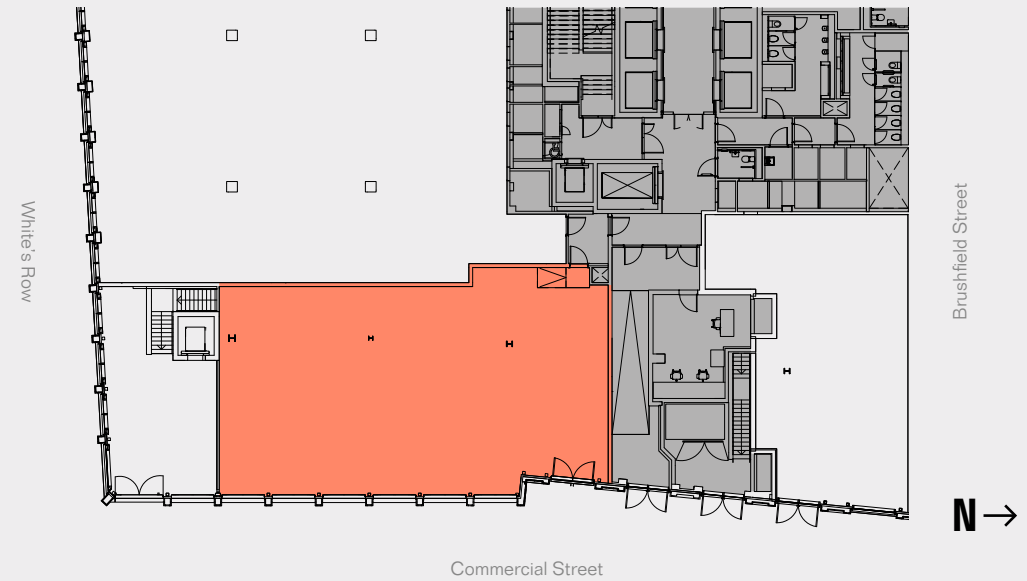
## A 3,094 SQ FT GROUND FLOOR OFFICE UNIT WITH ITS OWN DEDICATED ENTRANCE AND 4.4M CEILING HEIGHT.

Located directly across the road from Hawksmoor's Christ Church, this spacious, self-contained space provides a perfect opportunity to make your mark.

## GROUND FLOOR 3,094 SQ FT

- Office Space
- Core

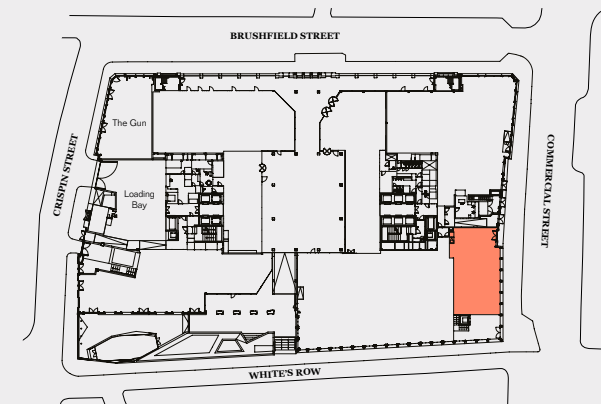
Floorplans not to scale, for indicative purposes only

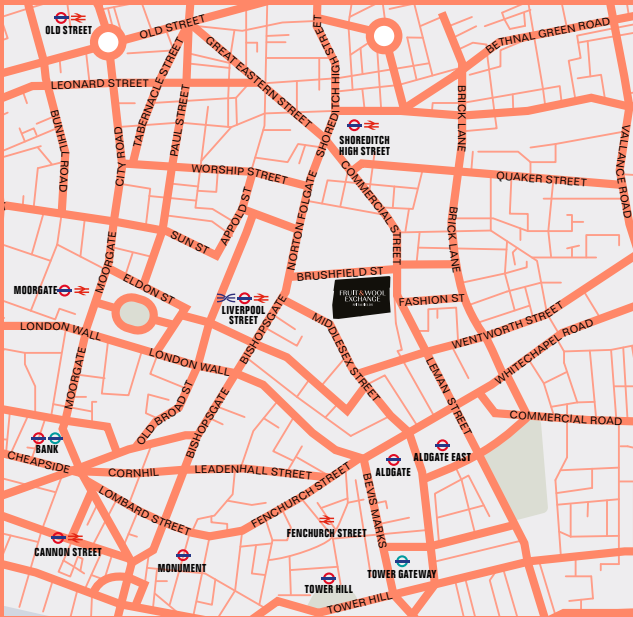


## SPECIFICATION

- 4.4m floor to ceiling height (3.92m clear)
- Plentiful signage opportunities
- Finished to 'Shell' condition with capped-off services
- Fit-out contribution to be provided
- Benefit of common toilet facilities

Detailed specification can be provided on request.





			
WALKING TIMES FROM NINETY ONE COMMERCIAL STREET	LIVERPOOL STREET STATION 06 min walk	SHOREDITCH HIGH STREET STATION 07 min walk	WHITECHAPEL STATION 12 min walk*



## LOCATION

Be a part of London's most up-beat neighborhood. Spitalfields, with its iconic market, provides a haven of cultural delights, great food, amazing fashion and everything in between.



\*Source: Citymapper.com



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