Est. 1955

Tarn &Tarn

THE ARCHES
120 LEMAN STREET
ALDGATE
LONDON
E1 8EU

NEWLY REFURBISHED INDUSTRIAL UNIT IN THE HEART OF ALDGATE

3,051 FT²



Est. 1955
Tarn &Tarn

DESCRIPTION

The Arches offers a newly refurbished space benefiting from excellent natural light and generous ceiling height throughout. The property is fully self-contained and features three separate access points, providing flexibility for various operational needs. Additional amenities include electric roller shutters, WC facilities, and 24/7 access, ensuring convenience and security at all times. The unit presents a versatile opportunity suitable for a range of occupiers seeking well-presented premises in a prime city fringe location.



SUMMARY

- Self Contained Access
- Good Natural Light
- Newly Refurbished
- Electric Roller Shutters
- 24/7 Access
- WC
- 3 Phase Electric Supply









LOCATION

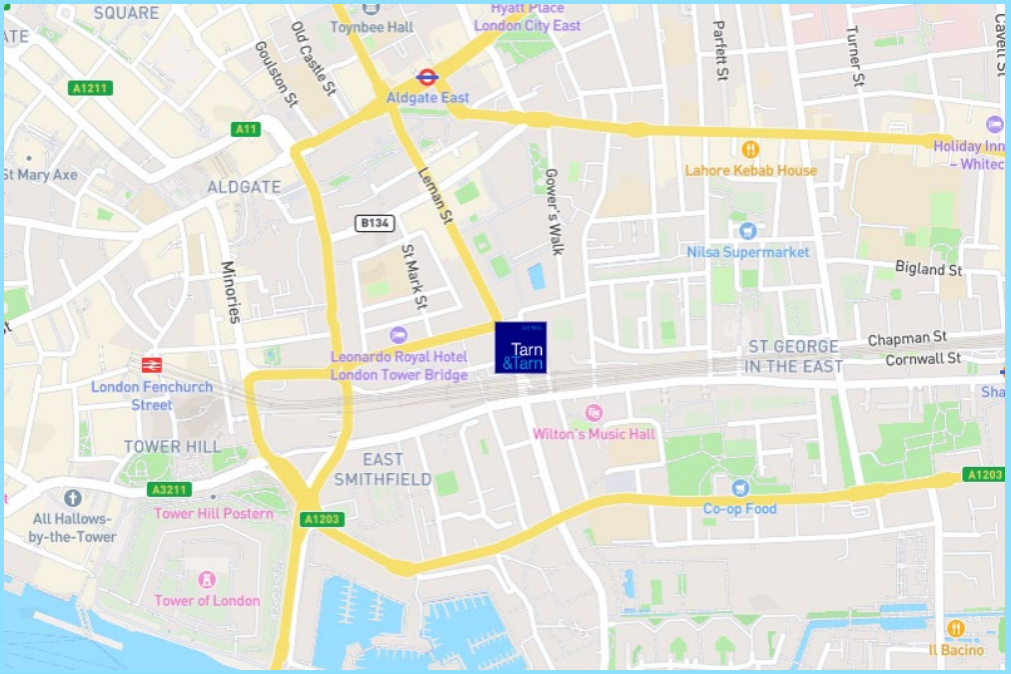
THE AREA

The Arches at 120 Leman Street is ideally situated in the heart of London's vibrant Whitechapel district, just moments from Aldgate East and Aldgate stations. Surrounded by a mix of thriving restaurants, creative businesses, and cultural landmarks, the location offers excellent connectivity across the city while being part of a dynamic and evolving neighbourhood.

TRANSPORT

- Tower Gateway (5-minute walk) – DLR Line
- Aldgate East (8-minute walk) – District Line and Hammersmith & City Line
- Tower Hill (8-minute walk) – District Line & Circle Line





ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND FLOOR	3,051				
TOTAL	**3,051**	**£76,275**	**N/A**	**Approx. £38,000**	**£114,275**

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

BUILDING INSURANCE

Approximate Cost: £1,048.09 per annum

VAT

Applicable

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Tower Hamlets



VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.