

Preliminary Details

2,074 sq. ft. / 192.68 sq. m.

**Fully fitted media offices, in a stunning Grade II listed building**

# TO LET

## **The Pump House, 19 Hooper Street, Aldgate, E1 8BU**



### **LOCATION**

The Pump House is located on Hooper Street, in the heart of Aldgate. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment. Transport links are excellent with Aldgate, Aldgate East, and Tower Hill within walking distance.

### **TRANSPORT**

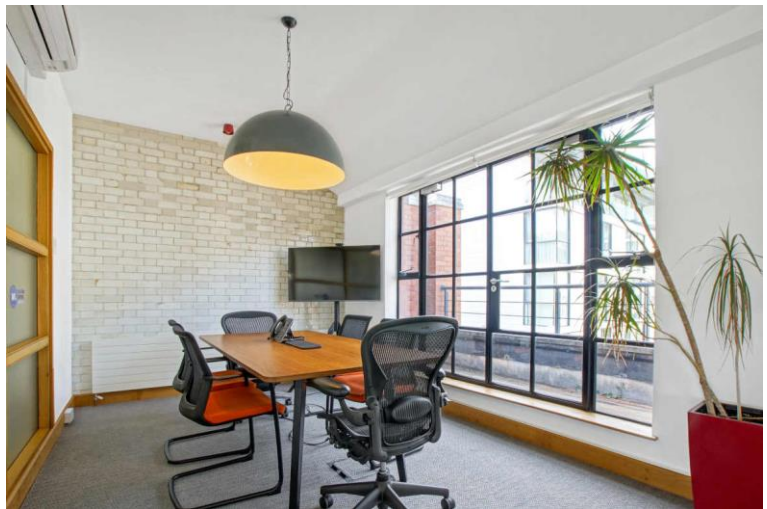
Aldgate (Circle and Metropolitan lines)

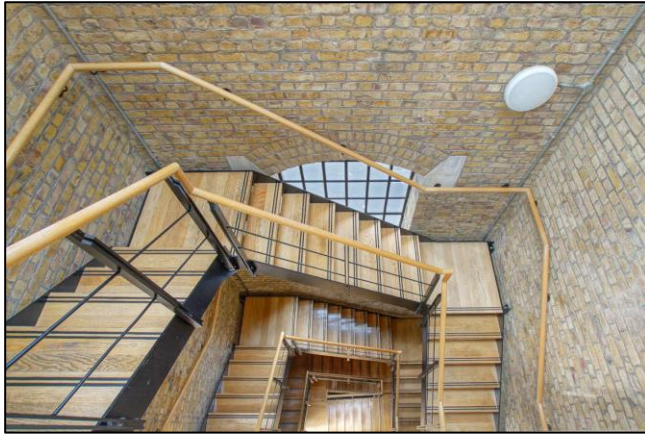
Aldgate East (District and Hammersmith & City lines)

Tower Hill (Circle and District lines)

Whitechapel (Elizabeth, District and Hammersmith & City lines and Overground)







## DESCRIPTION

The office accommodation is set within this Grade II listed former Pump House and retains many of its original character features including great ceiling height and a bright open plan layout.

The space benefits from character features, fully accessible raised floor, cabling and fantastic levels of natural light.

## AMENITIES

- Unique office space
- Excellent natural light
- Exposed brickwork / glazed bricks
- Exposed steel columns
- 2 x fitted meeting rooms
- Air conditioning
- Central heating
- Fully fitted kitchen
- Passenger lift
- DDA compliant
- Bicycle storage
- Showers

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	2,074	192.68

## LEASE

A new flexible lease is available.

## RENT

Per annum*	Per Sq. Ft.*
£102,663	£49.50

## SERVICE CHARGE

The service charge includes utilities:

Per annum*	Per Sq. Ft.*
£21,880	£10.55

## RATES

Per annum	Per Sq. Ft.
£21,956	£10.58

Interested parties must contact The London Borough of Tower Hamlets to satisfy themselves to the accuracy of these figures.

## TOTAL OCCUPATIONAL COSTS

Per annum	PCM
£146,500	£12,208

## PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton  
[anewton@antonpage.com](mailto:anewton@antonpage.com)

Harrison Turner  
[hturner@antonpage.com](mailto:hturner@antonpage.com)

Stephen Page  
[spage@antonpage.com](mailto:spage@antonpage.com)

\*VAT is payable on Rent & Service Charge