

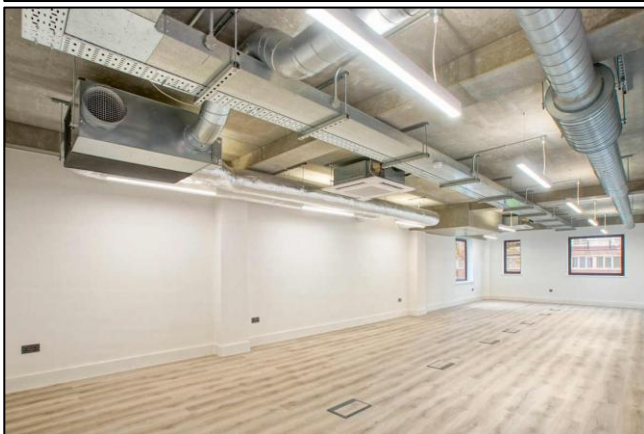
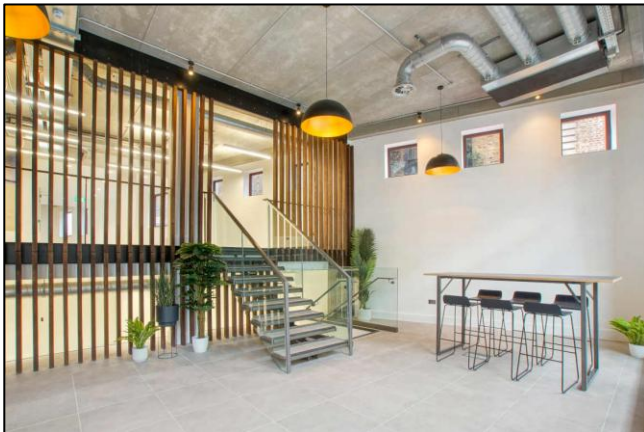
Commercial Office Space

3,025 sq. ft. / 281 sq. m.

Fitted office with a botanical roof garden

TO LET

Botanical Works, 2 Jubilee Street, London E1 3FU



LOCATION

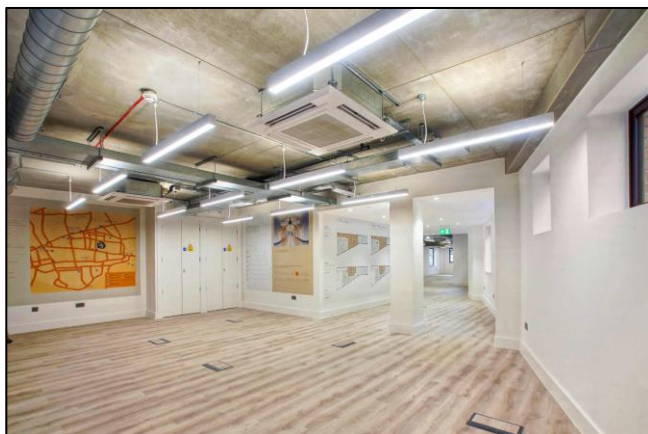
Stepney and Whitechapel are culture and lifestyle hubs of the East End of London, providing an abundance of local restaurants, cafes, bars, parks and galleries to occupiers.

Botanical Works is just an 8-minute walk from Shadwell Station and 12 minutes from Whitechapel Station with the Underground and the Elizabeth Line running from here. Liverpool Street and Bank Stations are also nearby, making it simple to travel both across and out of the capital.

TRANSPORT

Shadwell (DLR and Overground)

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



DESCRIPTION

Botanical Works is an office development providing high specification offices.

The development occupies a prime position in the fashionable neighbourhood of Whitechapel and Stepney, only a short distance from the UK's financial powerhouse of the City of London.

The self-contained ground & upper ground floors provide open plan showroom / office space.

There is a tranquil botanical garden communal roof terrace offering a beautiful relaxing outdoor space.

AMENITIES

- Excellent natural daylight
- Exposed services
- Air conditioning & heating
- CAT6 data cabling & underfloor power
- Communal roof terrace
- Fully DDA compliant
- 8 person passenger lift
- Cycle storage & showers
- EPC A
- BREEAM Excellent

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Upper Ground	1,443	134
Ground	1,582	147
Total	3,025	281

LEASE

A new flexible lease available.

RENT

Per sq. ft.	Per Annum
£30.00	£90,750

SERVICE CHARGE

We have been advised that the service charge for the year 2026 is:

Per sq. ft.	Per Annum
£5.36	£16,228

RATES

Estimated rates payable for 2026/27 are approximately:

Per sq. ft.	Per Annum
£13.33	£40,320

Interested parties must verify these figures from the London Borough of Tower Hamlets.

TOTAL OCCUPANCY COSTS

Per Annum	PCM
£147,287	£12,274

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton
anewton@antonpage.com

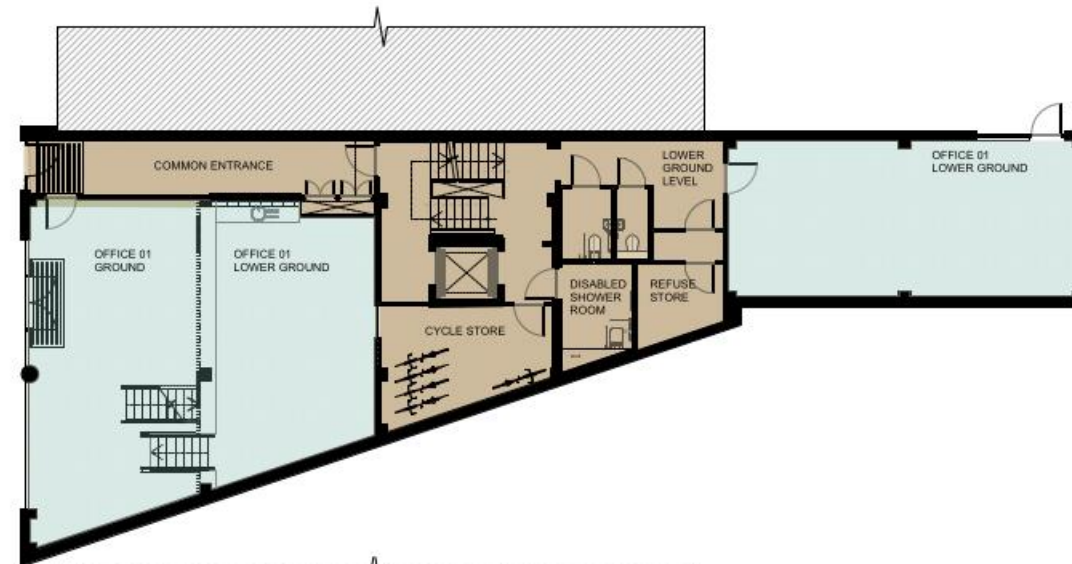
Stephen Page
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Office Space



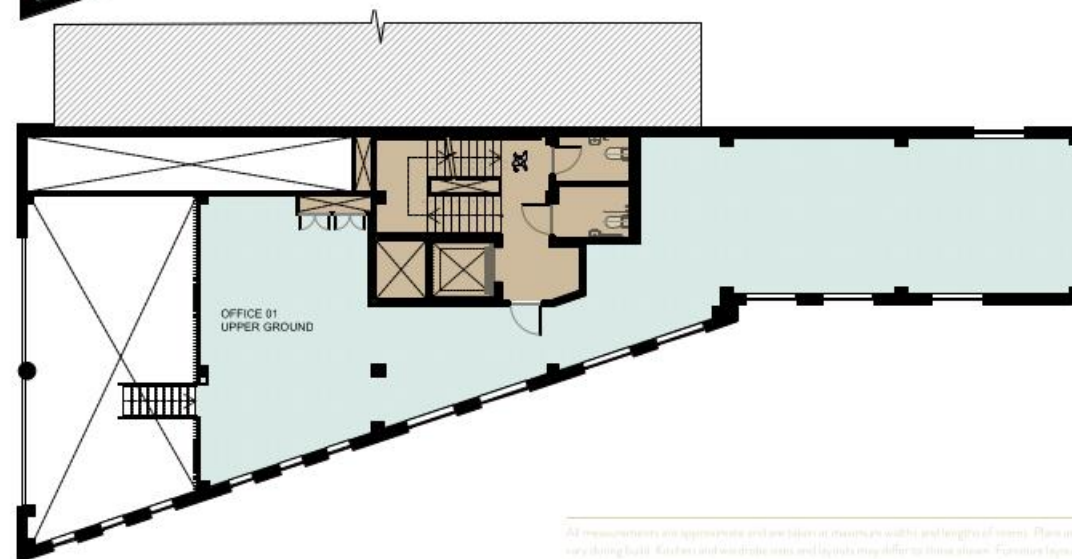
Office 1 Ground Floor

1,582 sqft



Office 1 Upper Ground Floor

1,443 sqft



Total

3,025 sqft

Common space
Office space

All measurements are approximate and are taken at maximum width and length of rooms. Plans are shown to scale at a design phase and may vary during build. Kitchens and washroom sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

Flexible Office Space

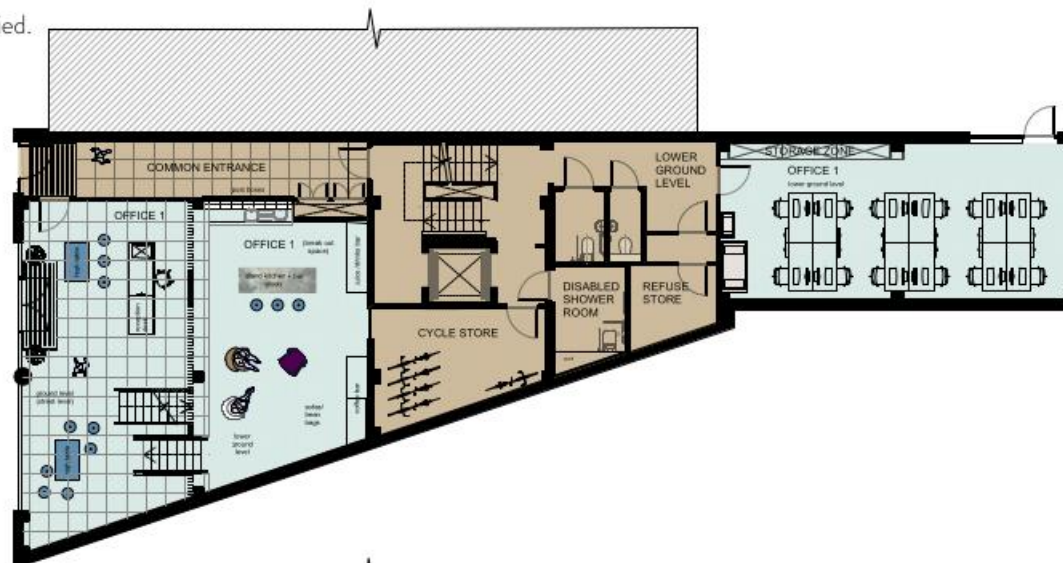
An example of how the office could be occupied.



Office 1 Ground Floor

12 desk spaces

1,582 sqft



Office 1 Upper Ground Floor

16 desk spaces

1,443 sqft



Total

28 desk spaces

3,025 sqft

Common space
Office space

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