

**fisher
german**

32 Prescott Street

Aldgate, London, E1 8BB

Leasehold
Offices

3,772 sq ft



To Let | £39.50 psf pa excl.



32 Prescott Street

3,772 Sq.ft

Description

The 3,772 sq ft first floor is available at 32 Prescott St, which benefits from its own separate entrance, a private terrace, fitted meeting rooms and a kitchen, and can be delivered fully furnished by the client. This floor provides a high-quality, flexible workspace within a modern office building.

The building benefits from exposed concrete design and top-tier amenities as part of a larger development with Rockwell East and The Courtyard Building. It has achieved BREEAM Excellent and EPC A ratings, incorporating sustainable features such as rooftop wildflowers, wildlife habitats and solar panels. Tenants also benefit from access to the Rockwell East gym and lounge area.

The adjacent 2,497 sq ft Courtyard Building (EPC A) is also available in the complex providing a fully furnished "plug-and-play" option.

Key information



Rent

£39.50
(per sq ft pa excl.)



Business Rates

£22.80
(per sq ft (y/e April 2026))



Service Charge

£6.50
(per sq ft (y/e 04/2026))



EPC rating

A

Amenities



Private
Terraces



Access to
Gym



BREEAM
Excellent



Meeting
Rooms



Showers



DDA
Compliant
Lift



Courtyard



Bike
Storage



Fibre

Location

32 Prescott Street offers prime office space in the dynamic Aldgate business district, boasting exceptional connectivity via Liverpool Street, London Bridge and Fenchurch Street stations, as well as multiple Underground stations (Tower Hill, Aldgate, Aldgate East) and access to the Elizabeth Line from Whitechapel Station and DLR at Tower Gateway.

Tenants benefit from the building's proximity to new office developments such as Aldgate Tower, The Loom and The Whitechapel Building. Also, ideally positioned to capitalise on major office developments such as 30 Minories, 60 Aldgate, and Bevis Marks House.

Additionally, the diverse retail and dining options of St Katharine Docks are just a short walk away.

Accommodation

The approximate Net Internal Areas comprise:

32 Prescott Street	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
First Floor	3,772	350.5	£21,626	£259,514
Ground Floor - Let	1,949	181		
Lower Ground Floor - Let	2,104	195.5		
Total	3,772	350.5	£21,626	£259,514



Further information

Lease Terms

A new lease is available from the Landlord for a term by arrangement.

Managed occupancy also available direct from the Landlord.

Quoting Rent

£39.50 per sq ft pa excl.

Business Rates

Estimated at £22.80 per sq ft pa for the rating year April 2025 to April 2026.

Service Charge

The current on account service charge is £6.50 per sq ft excl.

Total Estimated Cost PCM (excl VAT)

First Floor - £21,626

The Courtyard - £17,146

EPC

The EPC rating is A.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is elected to VAT.

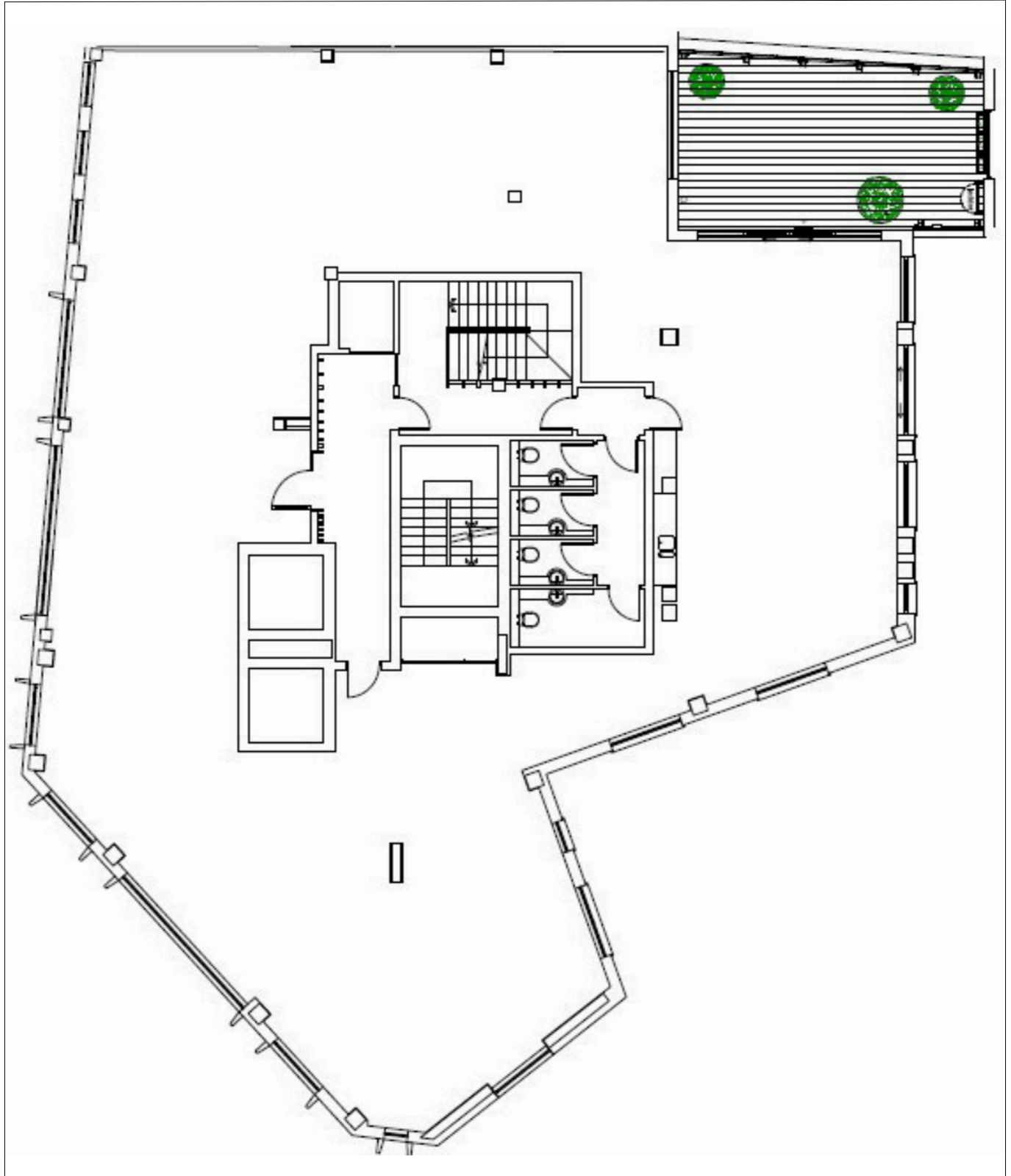
Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and Anton Page.



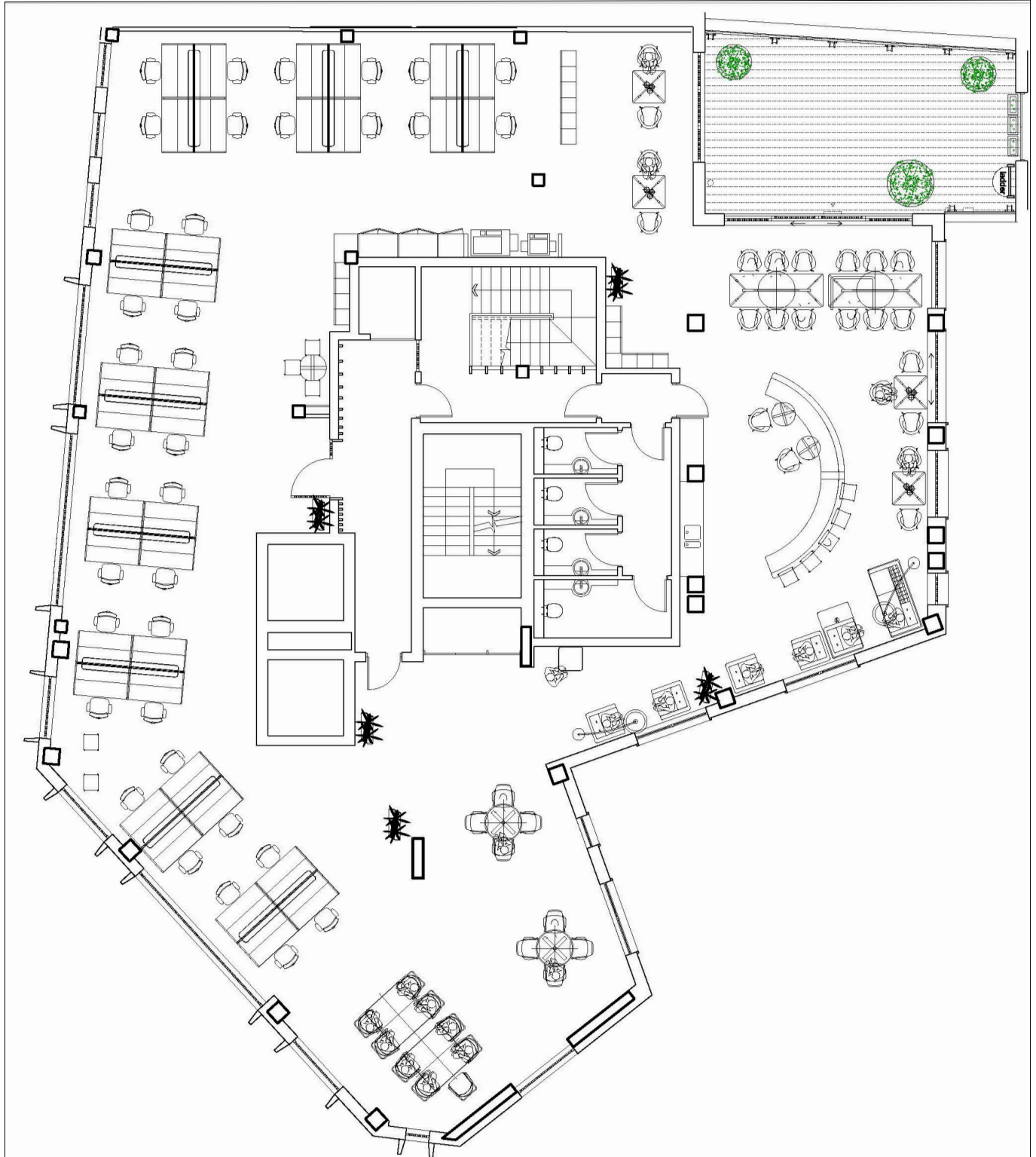


Floor Plans



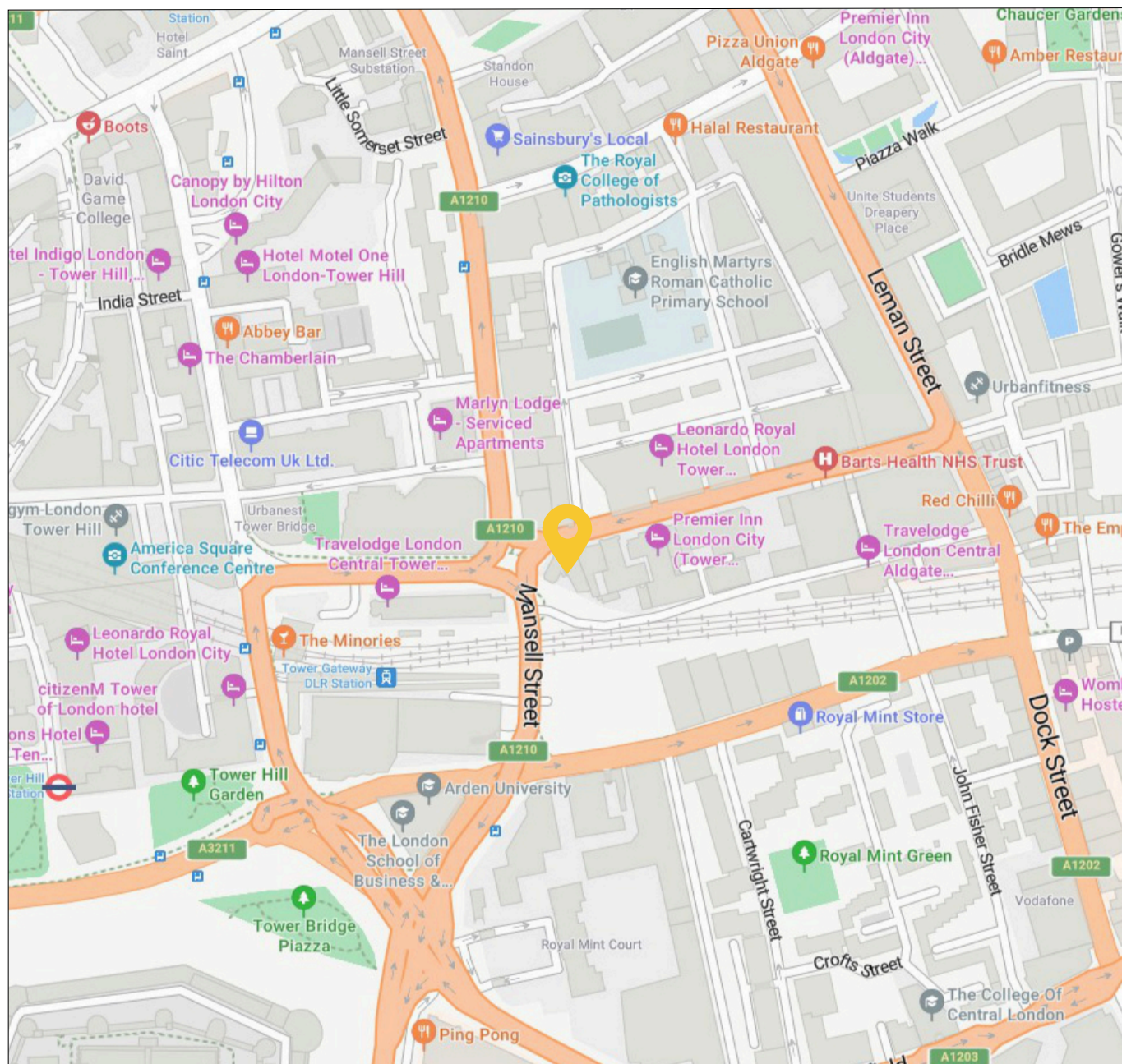
First Floor

Floor Plans



First Floor - Example Fitout

Location Map



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National Rail

Fenchurch Street: 9 min walk
Liverpool Street: 16 min walk
London Bridge: 22 min walk

Underground, DLR, Elizabeth Line

Tower Hill Gateway: 3 min walk
Tower Hill Underground: 3 min walk
Aldgate Underground: 6 min walk
Whitechapel Elizabeth Line: 17 min walk

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Particulars dated December 2025. Photographs dated February 2025.



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