

**EAST ONE
20-22 COMMERCIAL
STREET EI**

4,757 SQ FT

FULLY FITTED REFURBISHED WAREHOUSE

OFFICE FOR RENT

EAST ONE, 20-22 COMMERCIAL STREET

SPITALFIELDS EI



22



BUSINESS POINTS TO EAST ONE



Take a virtual tour of the building



EAST ONE

4,585 - 26,724 SQ FT
FULLY REFURBISHED
CREATIVE OFFICES

Aitch
GROUP

STRETTONS
PROPERTY CONSULTANTS

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Peal Birchall
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DESCRIPTION

Comprising the first floor of a converted Victorian warehouse building. The newly refurbished floor provides 3m plus ceiling heights, excellent natural light, crittal windows and character warehouse features. The floor has 48 desks, 5 meeting rooms of various sizes and ample breakout and flexible working space.

The building benefits from a manned reception and excellent end of trip facilities.

AMENITIES



EXCELLENT
TRANSPORT LINKS



FIBRE OPTIC



NEWLY
REFURBISHED



MEETING ROOMS



FULLY FITTED



EXCELLENT
NATURAL LIGHT



WAREHOUSE
STYLE FEATURES



AIR
CONDITIONING



BIKE RACKS

BEAUTIFULLY REFURBISHED WAREHOUSE WORKSPACE





TRANSPORT

Aldgate East - 2 min walk



Liverpool Street – 8 mins



Aldgate – 5 mins

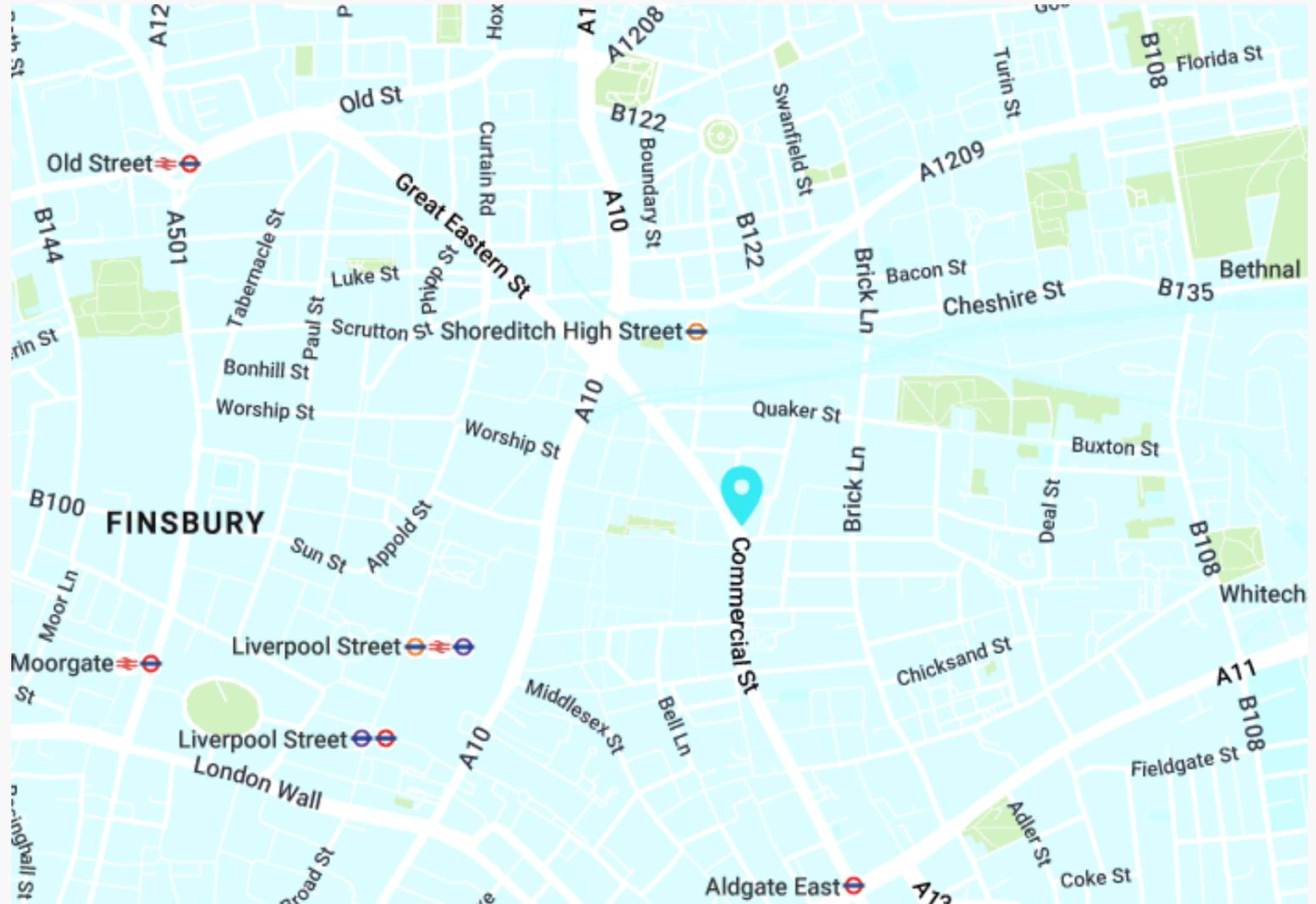


AREA

Located on Commercial Street in the heart of Spitalfields. The premises is situated amongst a host of bars and restaurants and is adjacent to the Truman Brewery complex, Spitalfields market, and Brick Lane.

The property is also within short walking distance of Liverpool Street Station, Aldgate, Aldgate East and Shoreditch High Street Station.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2 nd Floor	4,757	Available	£52.50	£21.29	£12.00	£34,008

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

[View on our website](#)



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

VIEWINGS VIA JOINT SOLE AGENTS

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