

**fisher  
german**

# 32 Prescot Street

Aldgate, London, E1 8BB

Leasehold  
Offices

3,772 sq ft



**To Let | £39.50 psf pa excl.**



## 32 Prescot Street

3,772 Sq.ft

### Description

The 3,772 sq ft first floor is available at 32 Prescot 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 Prescot 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 Prescot 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
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.

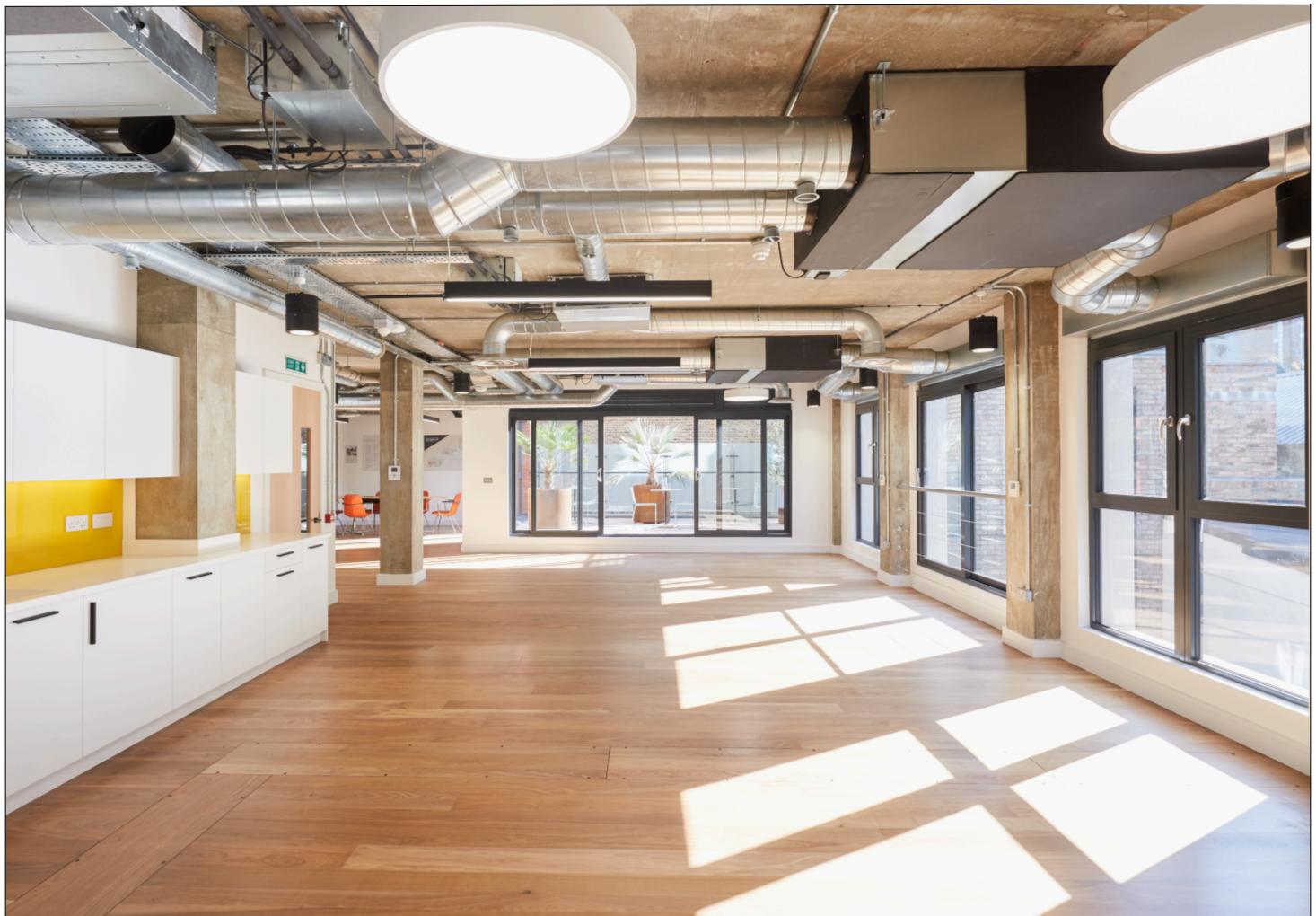
### VAT

The property is elected to VAT.

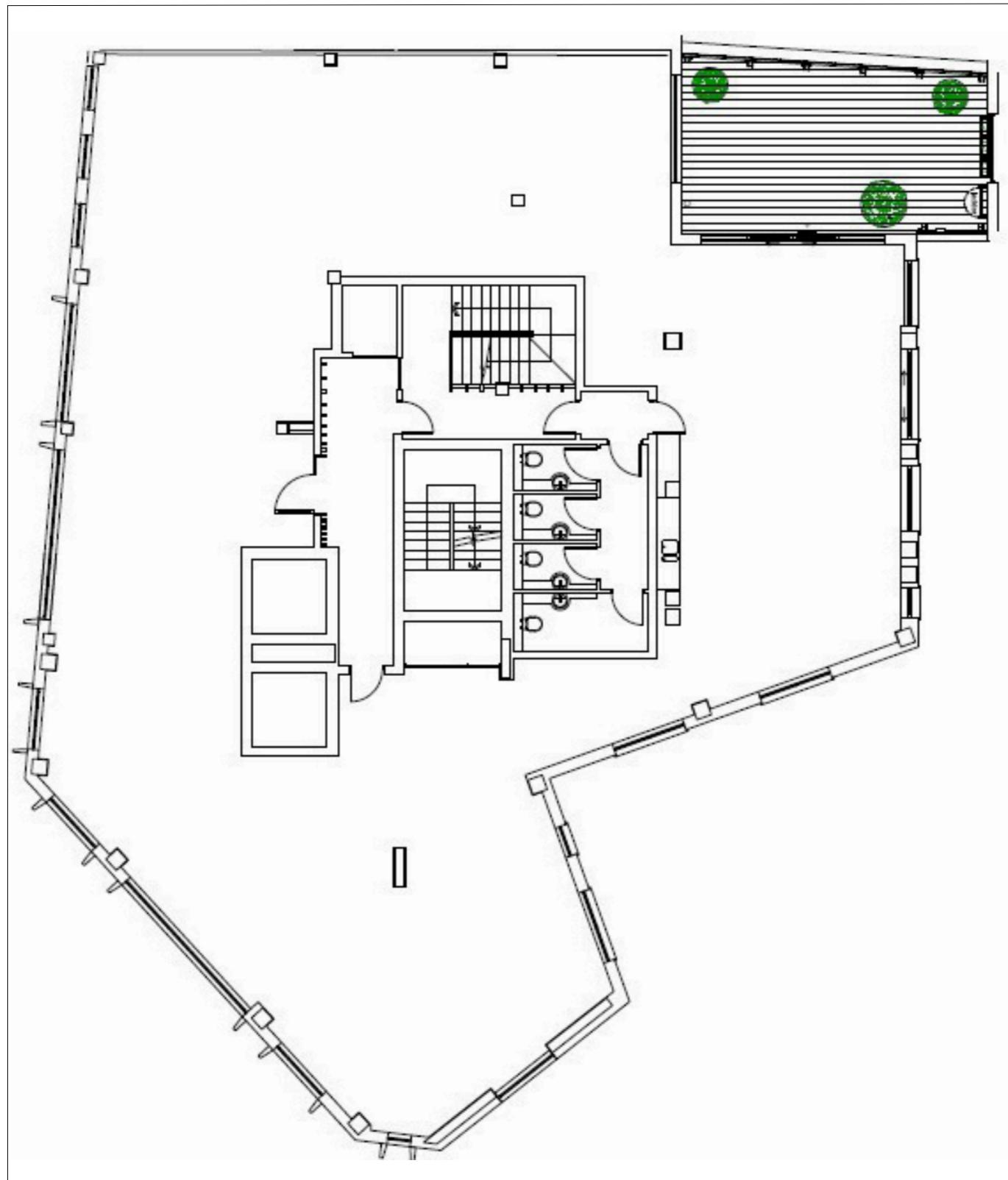
### Viewings

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



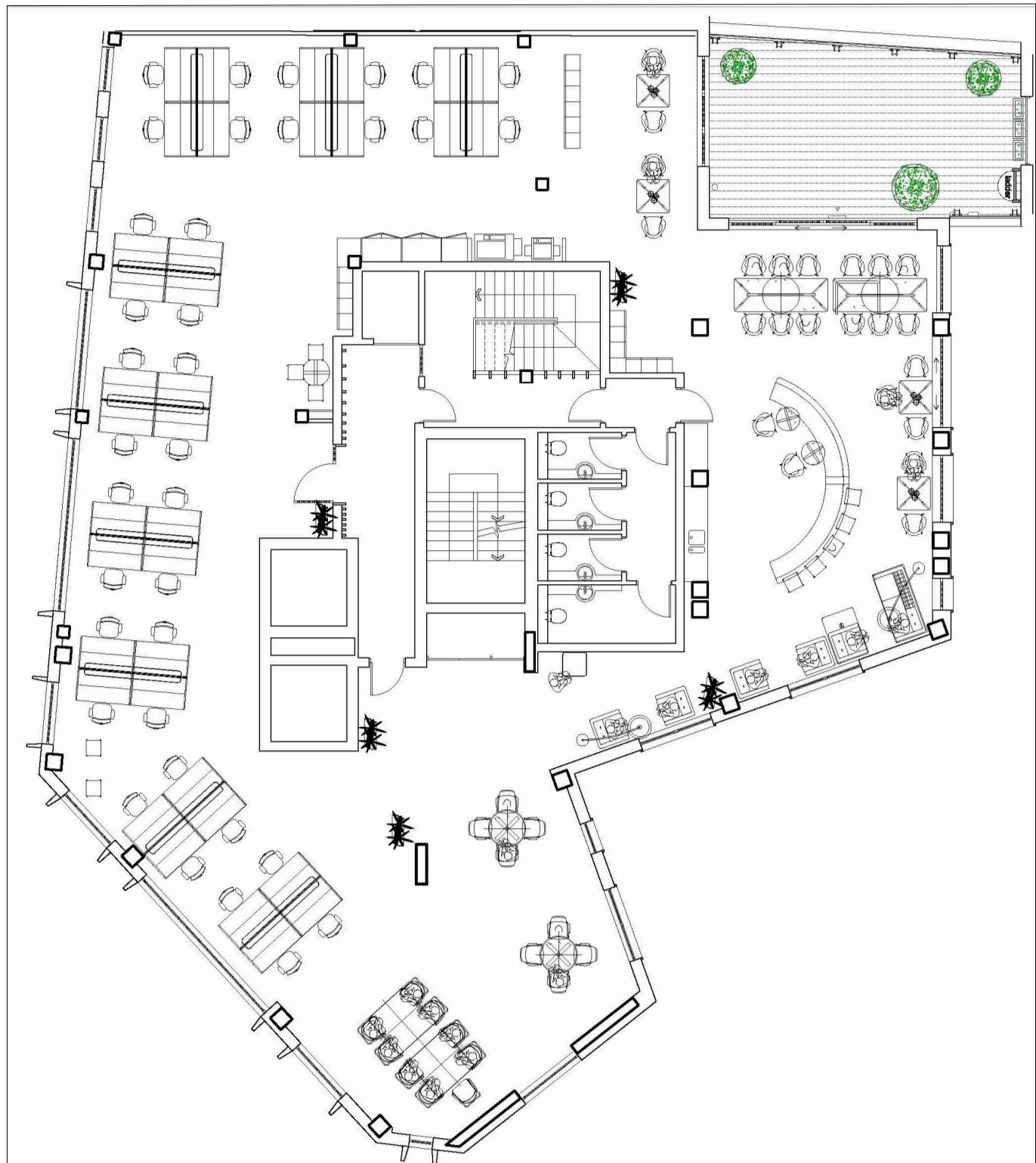


## Floor Plans



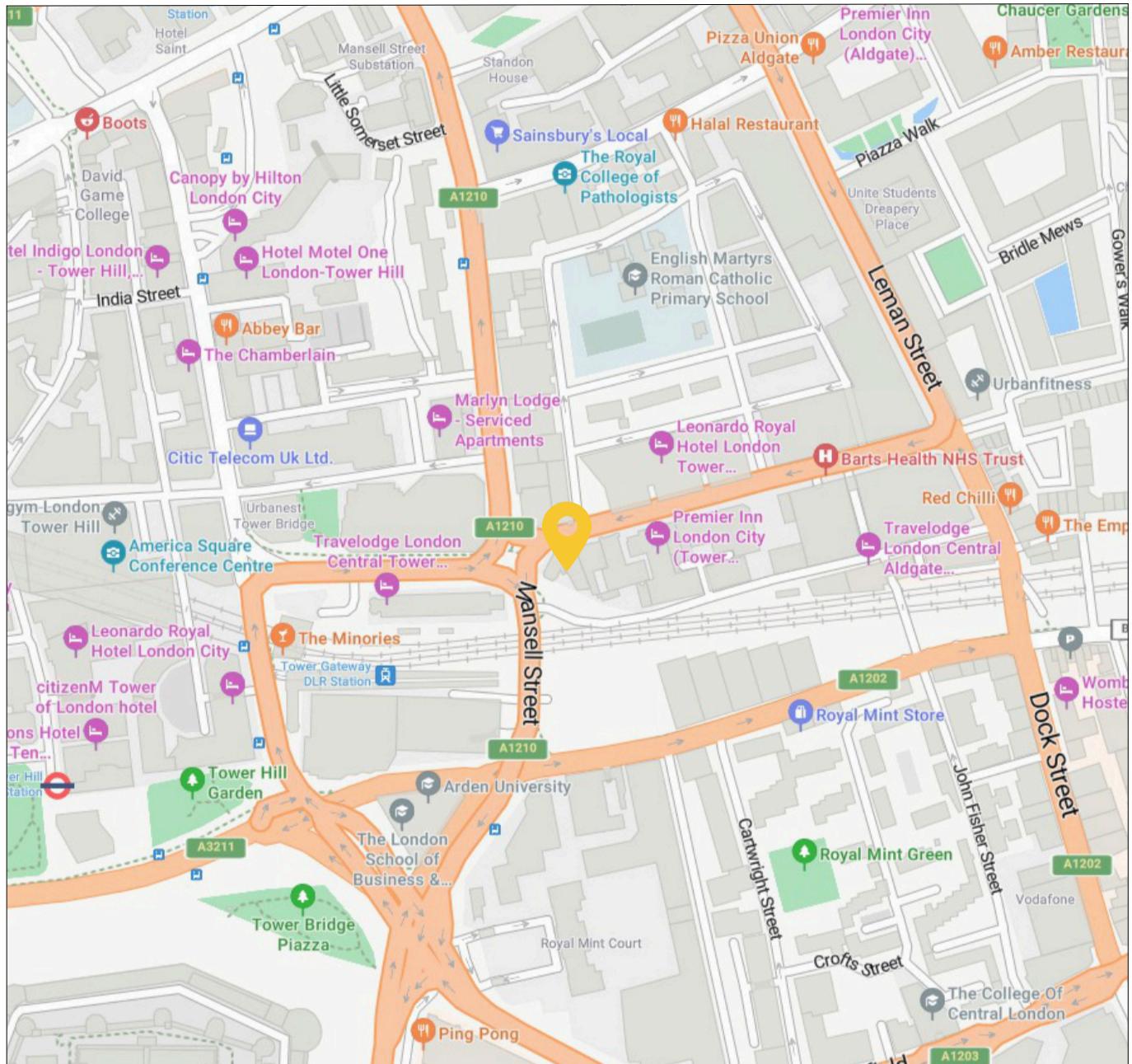
First Floor

## 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

# Contact us



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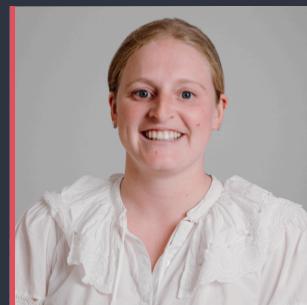


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Particulars dated January 2026. Photographs dated February 2025.



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