



ALBION MILLS, 18 EAST TENTER STREET, E1

999 Year Lease

Converted Warehouse Office for Sale

£950,000

SUMMARY

User

Office within Class E

Service Charge

£12 psf. approx.

Sale Price

£950,000

Tenure

999 year lease from 2007

Ground Rent

£300 per annum

EPC

Rating D (81)

VAT

VAT is applicable to the transaction

Legal Costs

Each party to bear their own legal costs for the transaction.

Business Rates

Rateable Value according to the VOA is £33,500 and payable rates are approximately £17,000 per annum. We advise interested parties to make their own enquiries with the Local Authority.

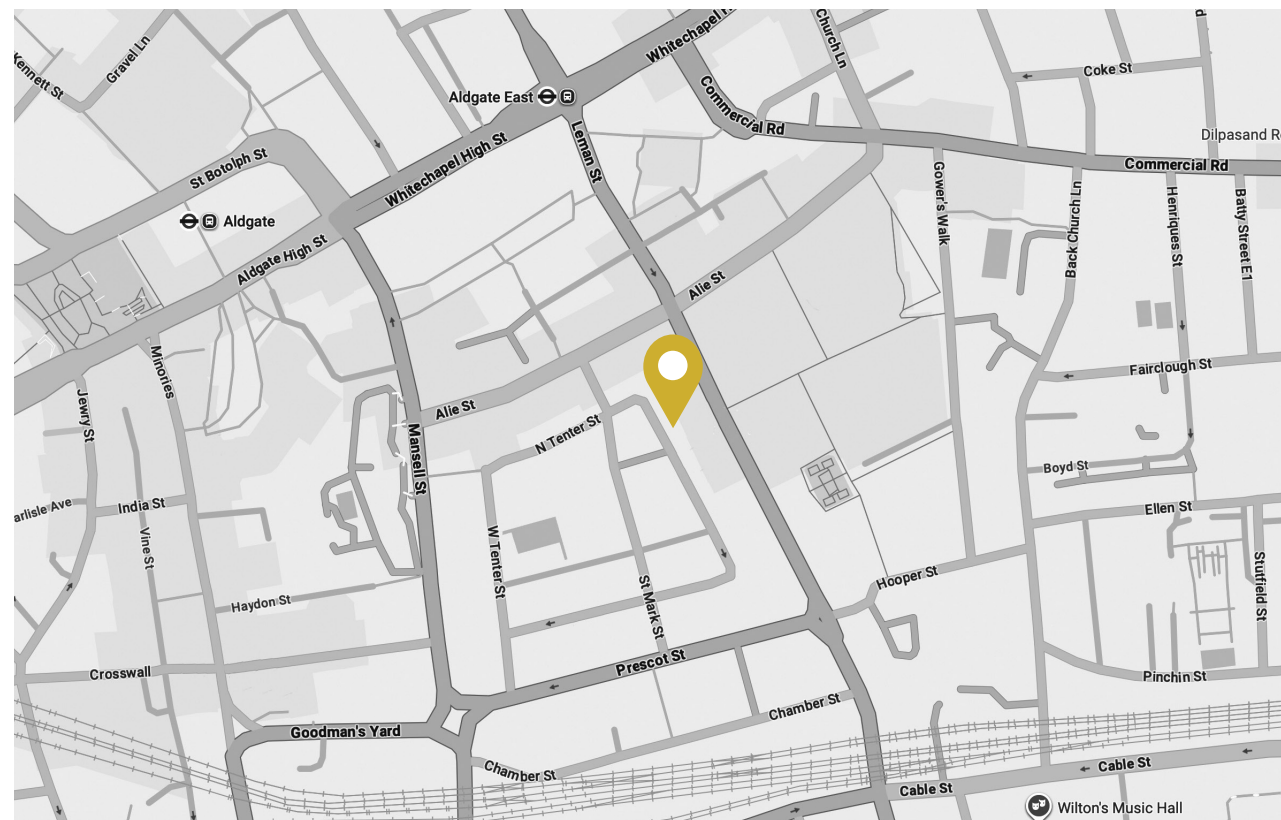


LOCATION

The property is situated in East Tenter Street, which runs between Prescott Street and Alie Street close to Aldgate East.

The immediate area provides a blend of commercial and residential properties with local amenities including many restaurant and shopping facilities.

Aldgate (Circle and Metropolitan), Aldgate East (District, Hammersmith & City and Tower Gateway (DLR) are all within easy walking distance, and the area is also well served by numerous London Transport bus services.



DESCRIPTION

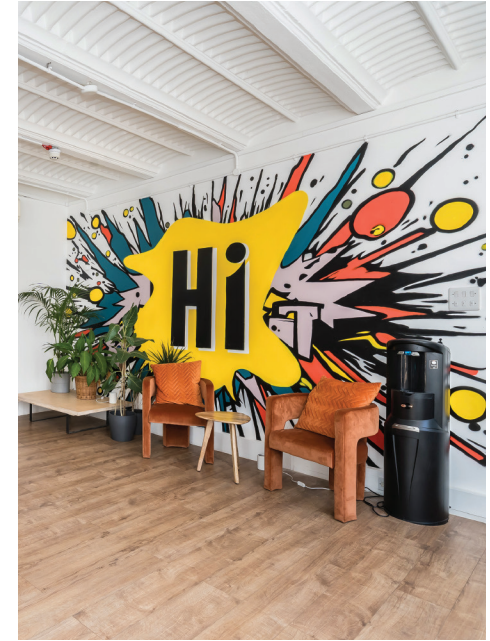
The office occupies the entire first floor extending to 1,568 sq ft , 145.70 sq m N.I.A. of a converted Victorian Warehouse recently refurbished to an excellent standard.

The space benefits from excellent natural light thanks to its windows to the front at the back of the unit. It is fully fitted to a high specification to a contemporary style, and would be ideal for creative, tech and design companies.

- Air-Conditioning
- Passenger Lift
- Meeting Room
- Entry Phone System
- Kitchen
- WC Facilities
- Cat 5 Wiring

1st Floor	Sq m	Sq ft
N.I.A.	145.70	1,568
TOTAL	145.70	1,568



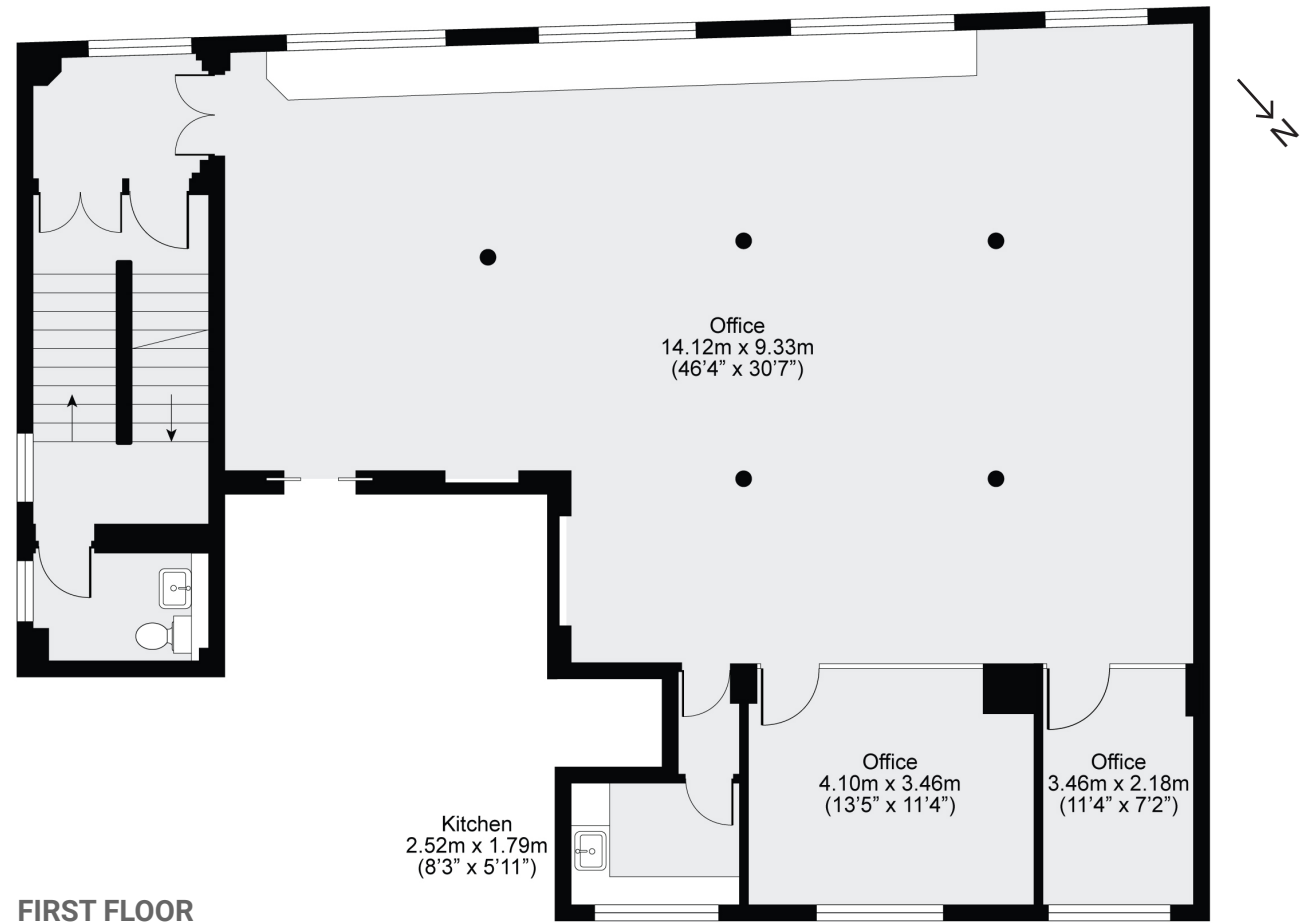


FLOOR PLANS

N.I.A.

1,568 sq ft // 145.70 sq m

Total 1,568 sq ft // 145.70 sq m



This floor plan is for guidance only. Measurements are approximate and not to scale. Windows and doors openings are approximate. Whilst care is taken in the preparation of this plan, please check all dimension, shapes and compass bearings before making any decision that are reliant on the information displayed. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. this floor plan was produced for Hurford Salvi Carr and must not be shared or copied without prior consent.

CONTACT

Javier Lauret

Hurford Salvi Carr

+44 (0) 20 7680 1888

javier.lauret@h-s-c.co.uk

HURFORD **SALVI** **CARR**

Ben Locke

Field & Sons

+44 (0) 20 7234 9639

benlocke@fieldandsons.co.uk

FIELD & SONS
COMMERCIAL



MISREPRESENTATION ACT 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.