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
£23.21 per sq ft
(y/e April 2027)

Service Charge
£6.50 per sq ft
(y/e 04/2027)

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:

Floor	Sq.ft	Sq.m	Total Est. Cost PA (excl VAT)	Total Est. Cost PCM (excl VAT)
First Floor	3,772	350.5	£261,060	£21,755
Total	3,772	350.5	£261,060	£21,755



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 £23.21 per sq ft pa for the rating year April 2026 to April 2027.

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

Total Estimated Cost PCM (excl VAT)
First Floor - £21,755

The Courtyard - £14,343

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.

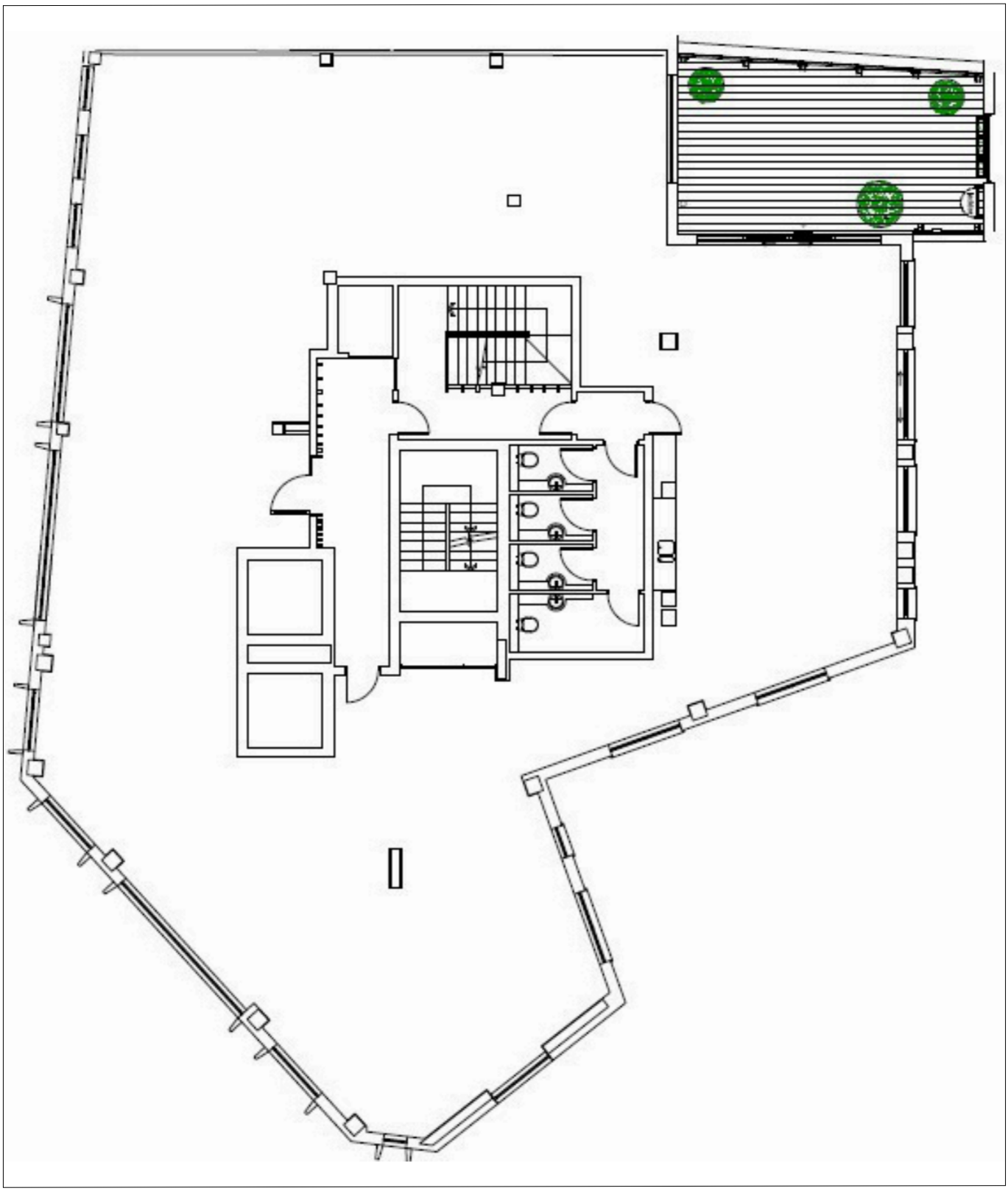
Viewings
Viewings strictly by arrangement through joint sole agents Fisher German LLP and Anton Page.





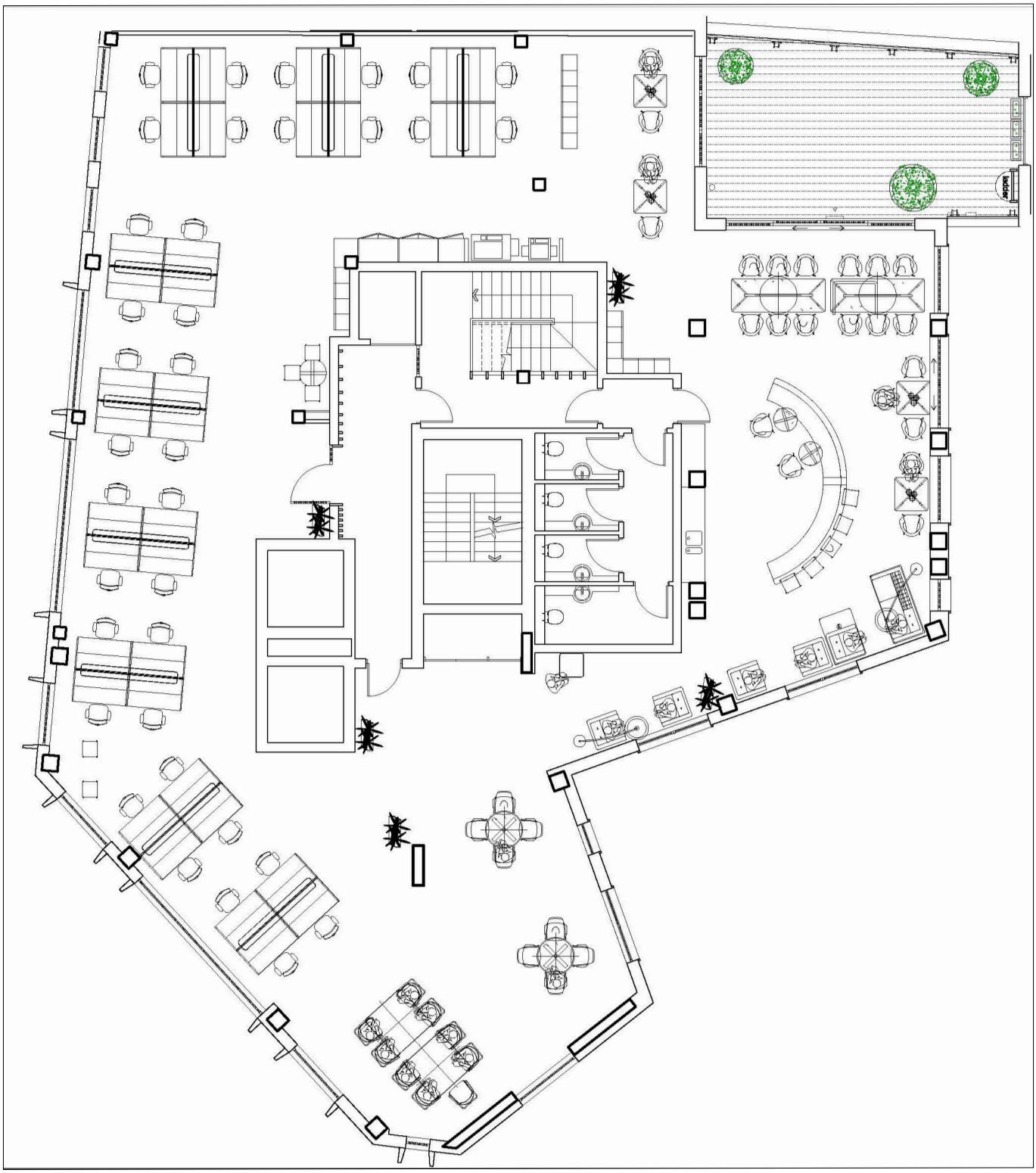


Floor Plans



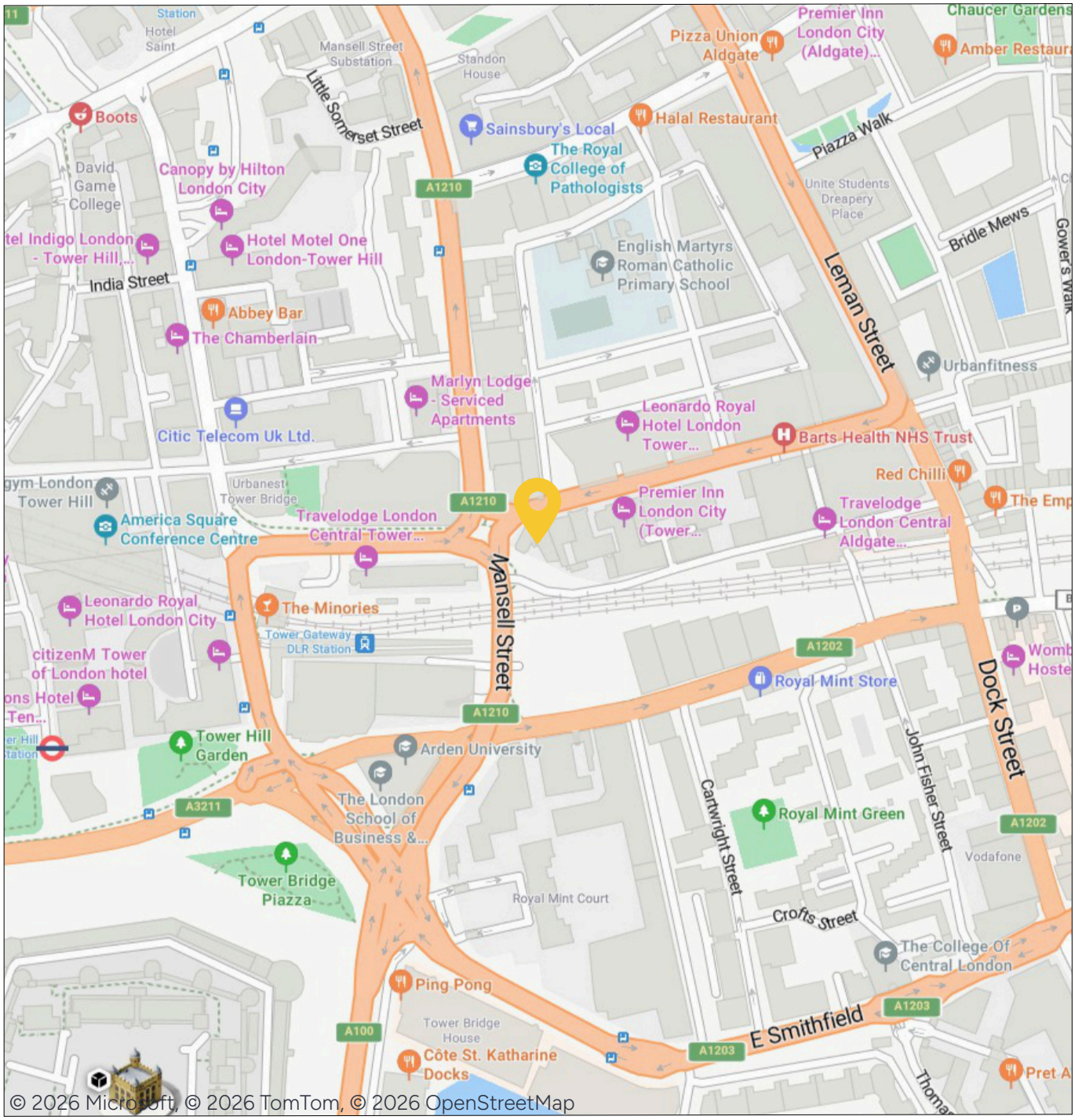
First Floor

Floor Plans



First Floor - Example Fitout

Location Map



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 October 2026. Photographs dated February 2025.