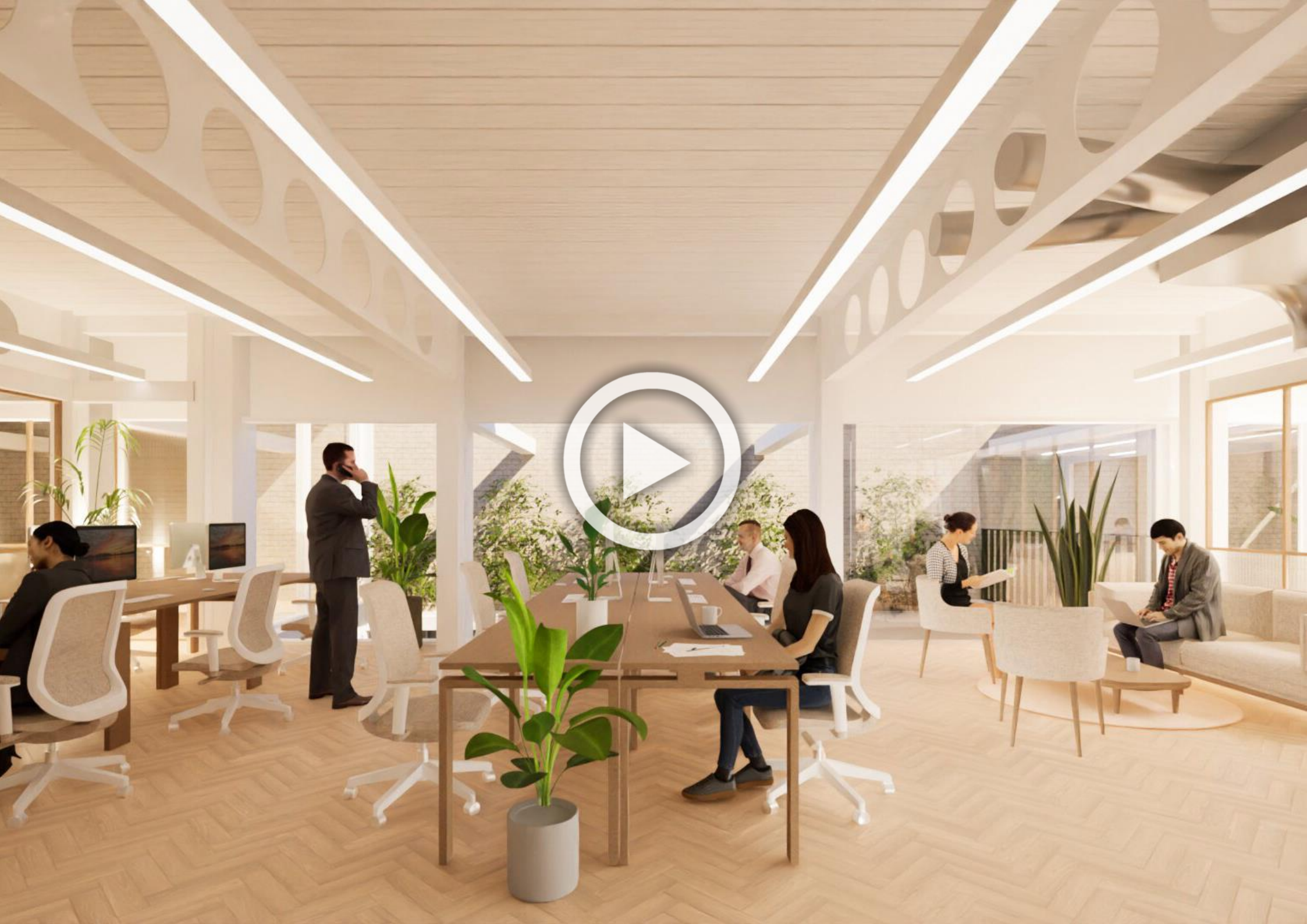


# THE STUDIOS AT DRILL HALL, EI

1,130 - 5,717 SQ FT  
OFFICE STUDIOS WITHIN STUNNING BUILDING  
174-178 MILE END ROAD WHITECHAPEL EI









## DESCRIPTION

Forming part of a stunning HQ building deigned by HUT architects in the heart of Whitechapel. The building which was once used as a training facility for the army has been restored to create a best in class office scheme, and the first floor will be sub divided to create 4 office studios which will suit a range of occupiers from creative & design to financial & tech businesses. Each unit will benefit from a natural light and character features with exceptional ceiling heights.

## AMENITIES



E CLASS USE



WAREHOUSE  
STYLE FEATURES



NEWLY  
REFURBISHED



SELF-CONTAINED



LIFT



EXCELLENT  
NATURAL LIGHT



GOOD FOOTFALL



AIR  
CONDITIONING



BIKE RACKS

## BEAUTIFULLY REFURBISHED HQ BUILDING



## TRANSPORT

Stepney Green - 4 mins



Bethnal Green- 8 mins



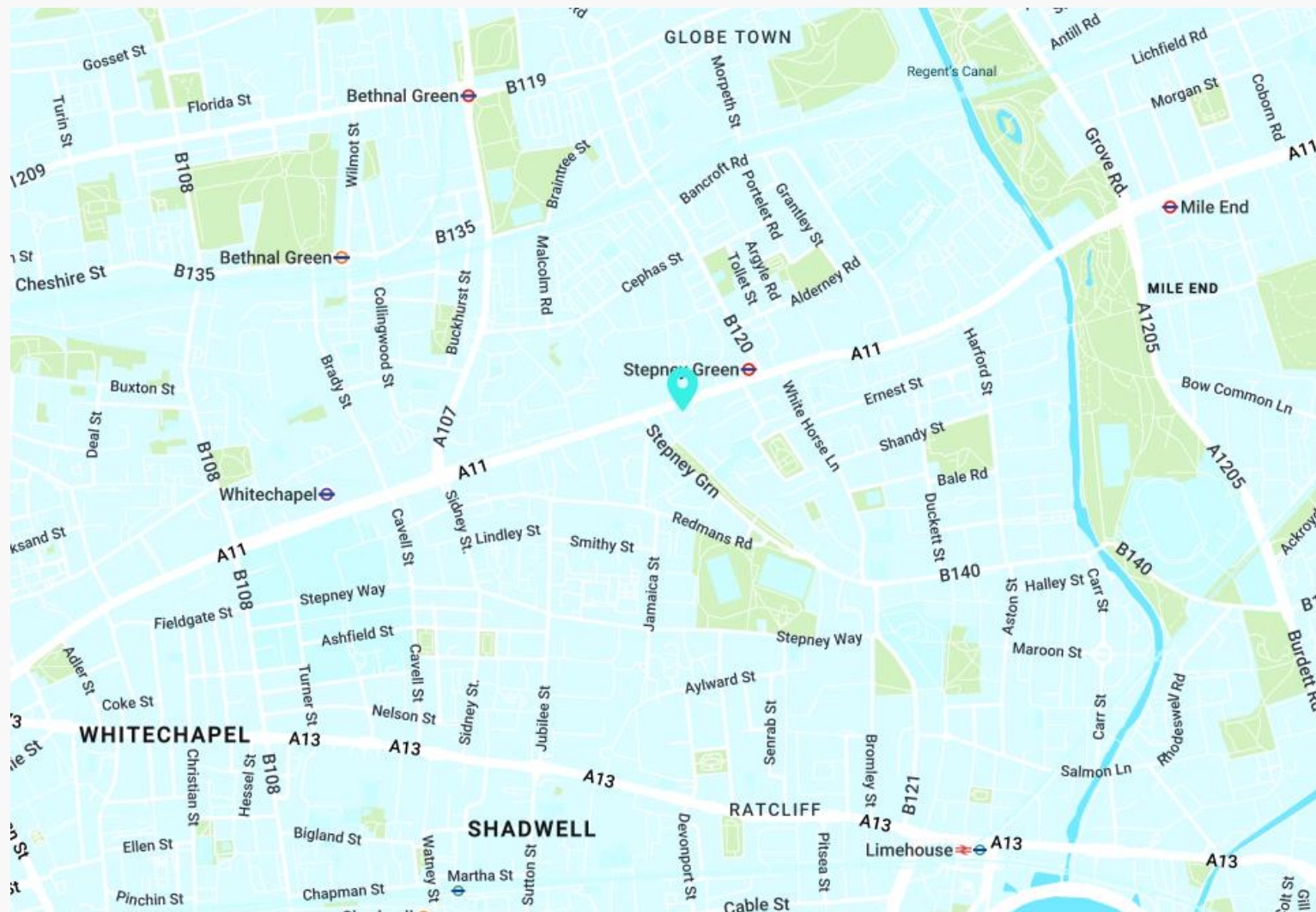
Whitechapel- 12 min walk



## AREA

A vibrant cultural and lifestyle hotspot, featuring a variety of local amenities. The neighborhood is filled with an array of dynamic dining spots, coffee houses, bars, and shops. Stepney Green Underground station is right on the doorstep, while Whitechapel, Aldgate, and Bethnal Green are all just a few minutes' walk away.

## LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 5	1,130	Available	£39.50	£15.00	£5.00	£5,600
Unit 6	1,140	Available	£39.50	£15.00	£5.00	£5,652
Unit 7	1,280	Available	£39.50	£15.00	£5.00	£6,350
Unit 8	1,205	Available	£39.50	£15.00	£5.00	£5,975

LEASE

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

TIMING

Available immediately

CONTENT

View on our website



RATES

The business rates have not been  
assessed yet and are given as a guide.  
Total costs pcm subject to change.

VAT

VAT is applicable.

MANAGED

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

\*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.



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