

WOOL HOUSE, BACKCHURCH LANE EI

1,507 - 4,355 SQ FT
SELF CONTAINED COMMERCIAL UNITS WITHIN
A CONVERTED WAREHOUSE FOR RENT
WHITECHAPEL, EI



ELLEN STREET

14

13

BRIDGE & EXTENSION



DESCRIPTION

A significant grade II listed Victorian warehouse building originally constructed circa 1870 and retaining many of its original period features. Every unit is unique in terms of layout & all benefit from a private kitchenette and excellent ceiling heights. Tenants also benefit from an onsite concierge, security and an entry phone system for easy access and convenience.

AMENITIES



CONCIERGE



EXPOSED SERVICES



AIR CONDITIONING



OPEN PLAN



BIKE RACKS



EXPOSED BRICKWORK



E CLASS USE

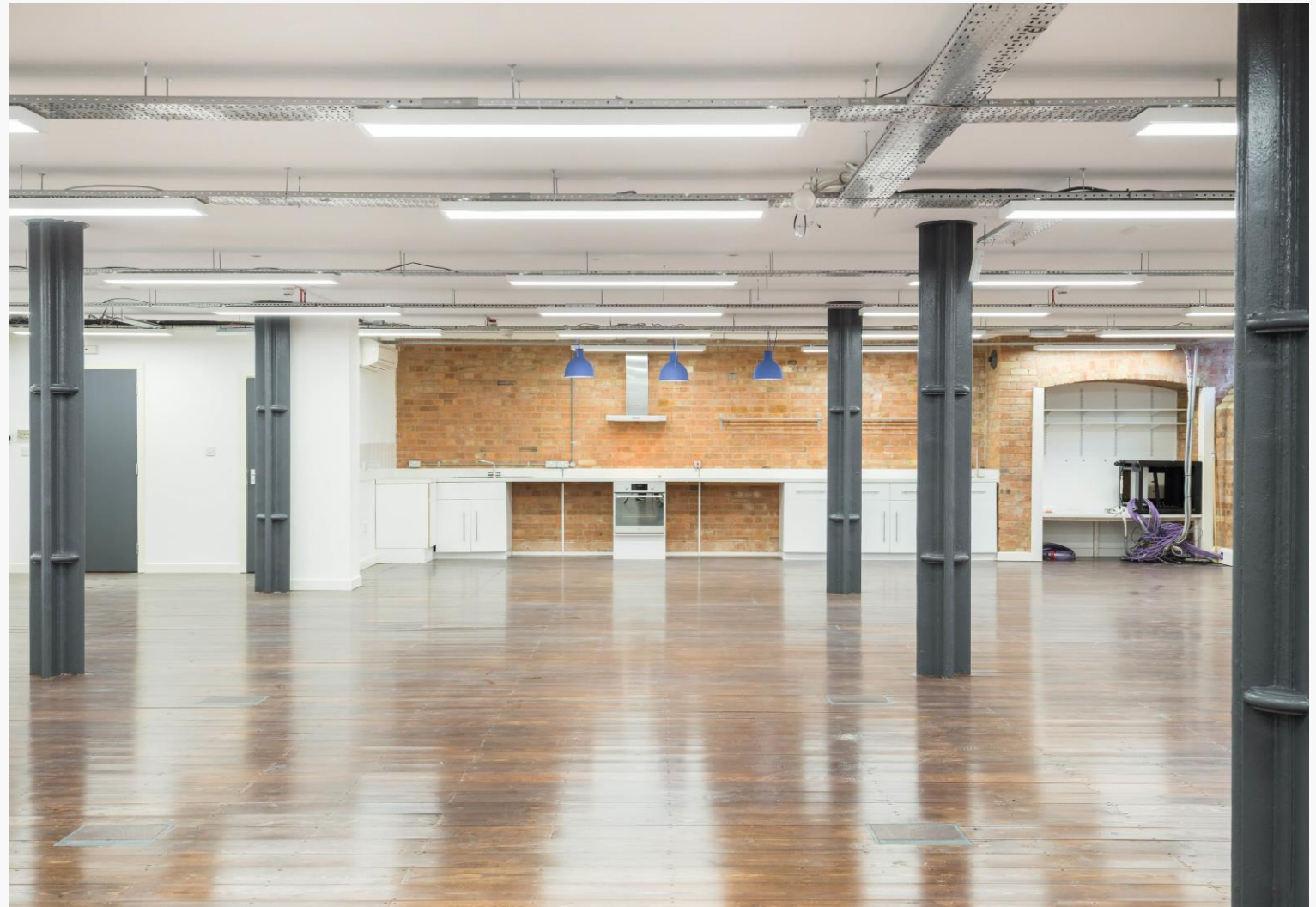


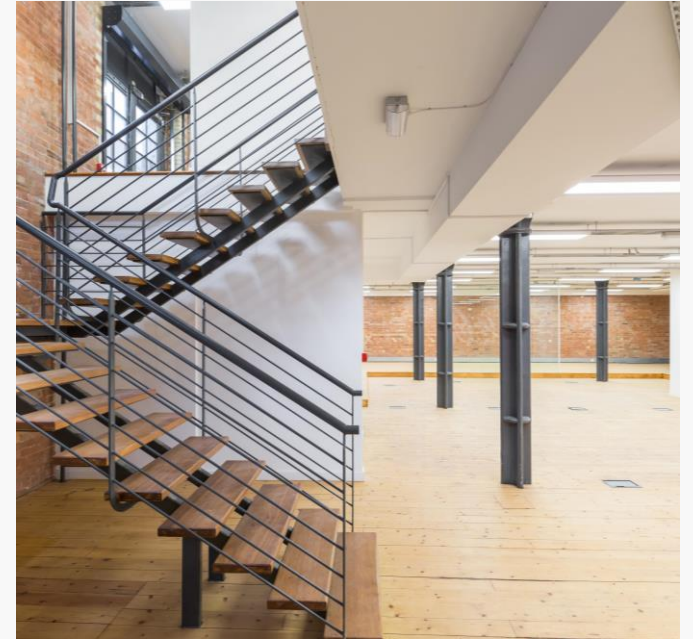
ORIGINAL FLOORING



EXCELLENT TRANSPORT LINKS

VARIOUS WAREHOUSE STYLE OFFICES FOR RENT





TRANSPORT

Aldgate – 13 mins



Tower Hill – 12 mins



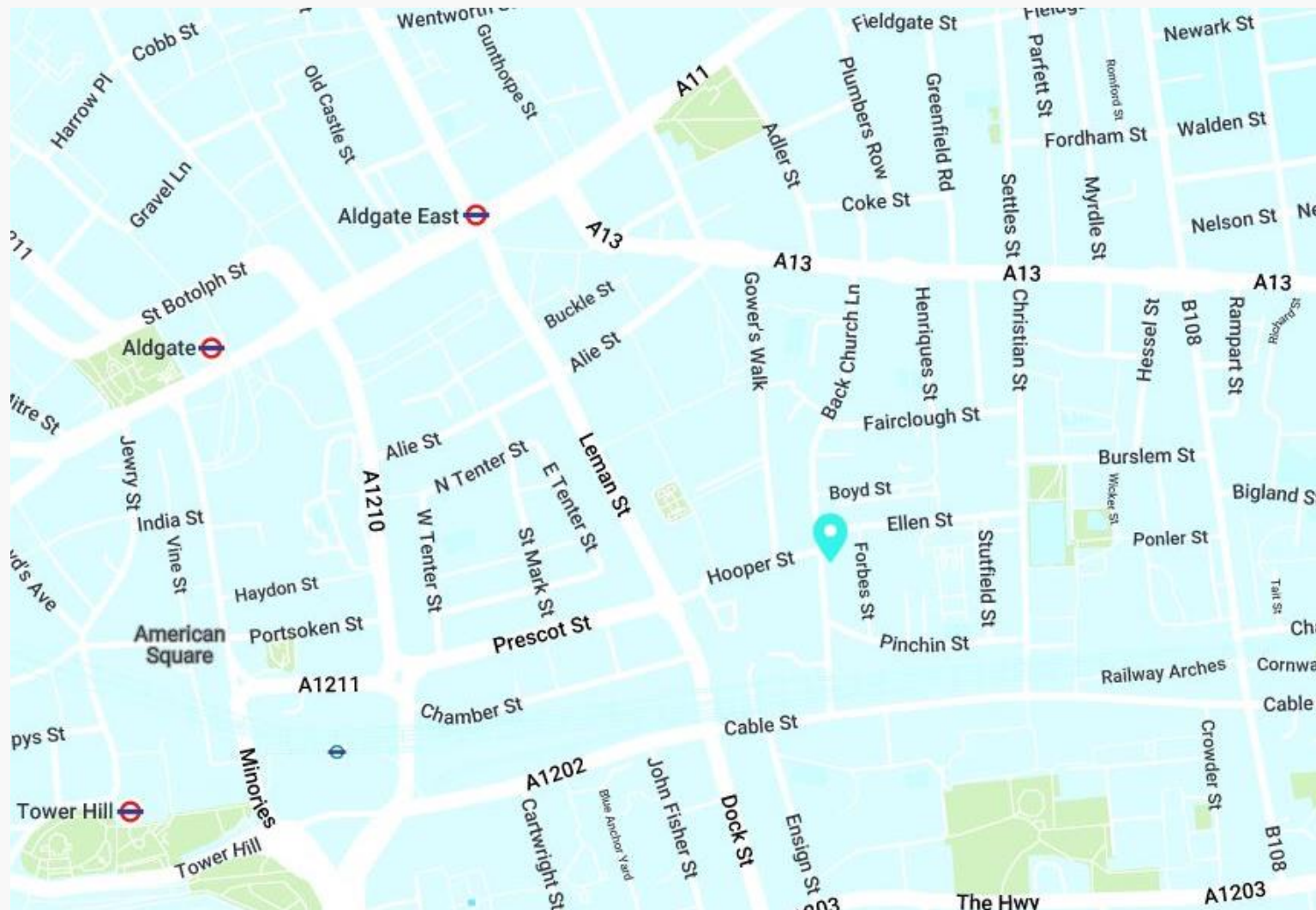
Aldgate East – 8 mins



AREA

The property is located on the junction of Back Church Lane and Ellen Street in close proximity to both Commercial Road and Leman Street. The area is well served by public transport links with Aldgate East and Tower Hill Underground stations being just a 10-minute walk away.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 1	3,649	Available	£33.00	£11.34	£5.00	£15,000
Unit 2	3,485	Available	£32.00	£12.00	£4.35	£14,041
Unit 4	4,355	Available	£31.00	£12.00	£4.34	£17,180
Unit 5b	1,507	Available	£25.00	£9.68	£6.66	£5,191
Unit 6	2,734	Available	£25.00	£10.00	£6.49	£9,452
Unit 8	3,329	Available	£27.50	£12.71	£5.93	£12,800

LEASE

A new lease to be contracted outside the Landlord and 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

We can provide an option for any of the spaces to be delivered on a managed via www.baseoffices.london

*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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