

Preliminary Details

11,454 sq. ft. / 1,064 sq. m.

A stunning Grade II listed office building for owner occupiers or investors

FREEHOLD FOR SALE

The Pump House, 19 Hooper Street, Aldgate, E1 8BU



LOCATION

The Pump House is located on Hooper Street, in the heart of Aldgate and adjacent to Goodman's Field. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment. On the doorstep of the City of London, this is one of London's most historic and vibrant districts.

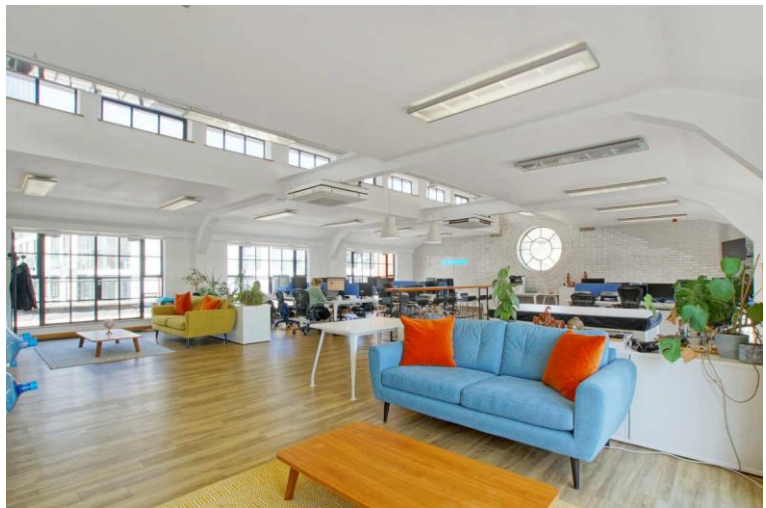
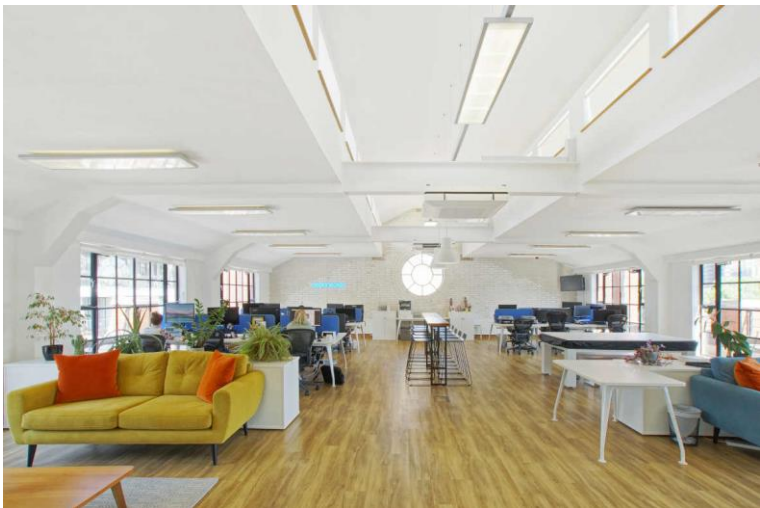
TRANSPORT

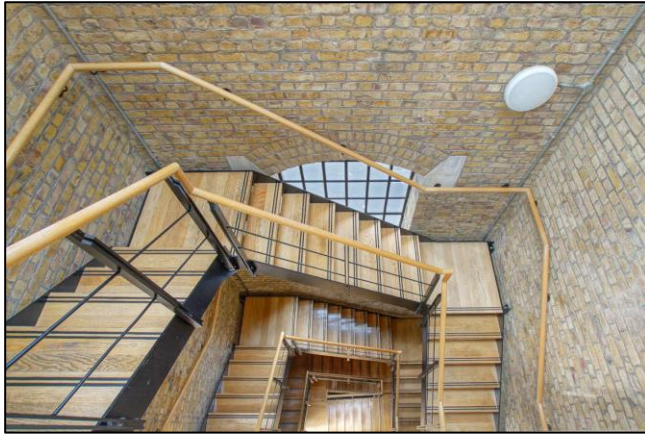
Aldgate (Circle and Metropolitan lines)

Aldgate East (District and Hammersmith & City lines)

Tower Hill (Circle and District lines)

Whitechapel (Elizabeth, District and Hammersmith & City lines and Overground)





DESCRIPTION

Built in 1886 as a hydraulic pumping station to power the hoists and cranes at the Commercial Road Good Depot.

It was Grade II listed in 1973 and converted to an office building in 2002-4.

The building retains many of its original character features whilst providing modern media style office accommodation.

HIGHLIGHTS & AMENITIES

- Striking Grade II listed office building
- Ideal for owner occupation
- Feature staircase in the tower
- Self-contained office floors
- Exposed brickwork / glazed bricks
- Exposed steel columns
- Air conditioning
- Central heating
- Passenger lift
- DDA compliant
- Bicycle storage
- Showers

ACCOMMODATION & TENANCIES

Please see attached schedule.

USE CLASS

Offices falling within Class E.

TENURE

Freehold registered under title number NGL298837.

Available upon request.

PURCHASE PRICE

Price	Per Sq. Ft.
£7,750,000	£676

EPC

Floor	Rating
Third	B
Second	B
First	C
G&LG	C

VAT

The building is elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Stephen Page
spage@antonpage.com
 07789 888 973

Finn Ledwidge
fledwidge@antonpage.com
 07703 018 243

TENANCY SCHEDULE

Floor	Sq. Ft	Tenant	Lease Start Date	Lease End Date	Break Clause	Rent PA	Rent PSF	Rent Review
Ground & Lower Ground	2,232 1,968	Brandsmiths	17/06/2022	16/06/2032	Tenant only 16/06/2027	£167,000	£40.00	16/06/2027
First	2,632	Reddy Architecture Limited	01/10/2023	30/09/2028	Tenant only 30/09/2026	£118,440	£45.00	-
Second	2,547	White Fox	06/09/2019	05/09/2029	Mutual 05/09/2027	£114,570	£45.00	-
Third	2,075	VACANT 31/10/2025	-	-	-	*	*	-
TOTAL	11,454					£400,010**		

*Estimated rental value of third floor is £102,762 per annum / £49.50 psf.

**The total building income will equate to £502,772 per annum.