

**fisher
german**

32 Prescott Street

Aldgate, London, E1 8BB

Leasehold
Offices

From 3,772 - 6,269 sq ft



To Let | £39.50 psf pa excl.



32 Prescott Street

3,772 - 6,269 Sq.ft

Description

This modern 7,825 sq ft office building offers premium workspace across three levels with exposed concrete design and top-tier amenities. Part of a larger development with Rockwell East Hotel Apartments and The Courtyard Building.

32 Prescott Street has achieved BREEAM Excellent and EPC A ratings and features sustainable elements such as rooftop wildflowers, wildlife habitats and solar panels.

Flexible leasing is available, with the 3,772 sq ft first floor (independent access) and the adjacent 2,497 sq ft fully furnished Courtyard Building, also EPC A rated, offering a "plug-and-play" option. The 4,053 sq ft ground unit is currently under offer.

Key information



Rent

£39.50
(per sq ft pa excl.)



Business Rates

£22.80
(per sq ft (y/e April 2026))



Service Charge

£6.50
(Per sq ft (y/e 04/2026))



EPC rating

A

Amenities



Private
Terraces



Access to
Gym



BREEAM
Excellent



Meeting
Rooms



Showers



DDA
Compliant
Lift



Courtyard



Bike
Storage



Fibre

Location

32 Prescott 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:

32 Prescott Street	Sq.ft	Sq.m
First Floor	3,772	350.5
Ground Floor - <i>Under Offer</i>	1,949	181
Lower Ground Floor - <i>Under Offer</i>	2,104	195.5
Total Available	3,772	350.5
The Courtyard Building	2,497	232
Total Combined Space	6,269	582.5

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 £22.80 per sq ft pa for the rating year April 2025 to April 2026.

Service Charge

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

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.

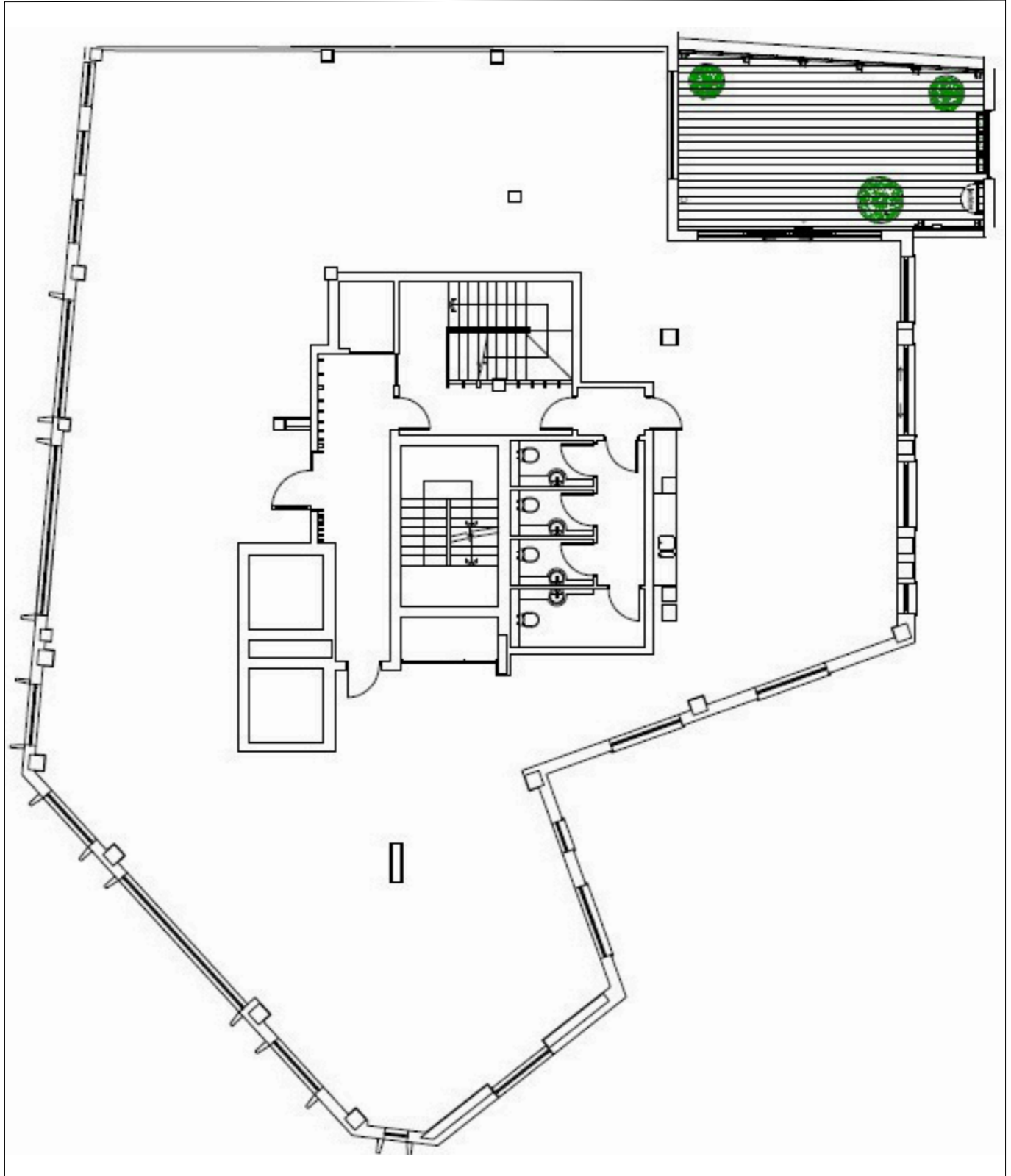
Viewings

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



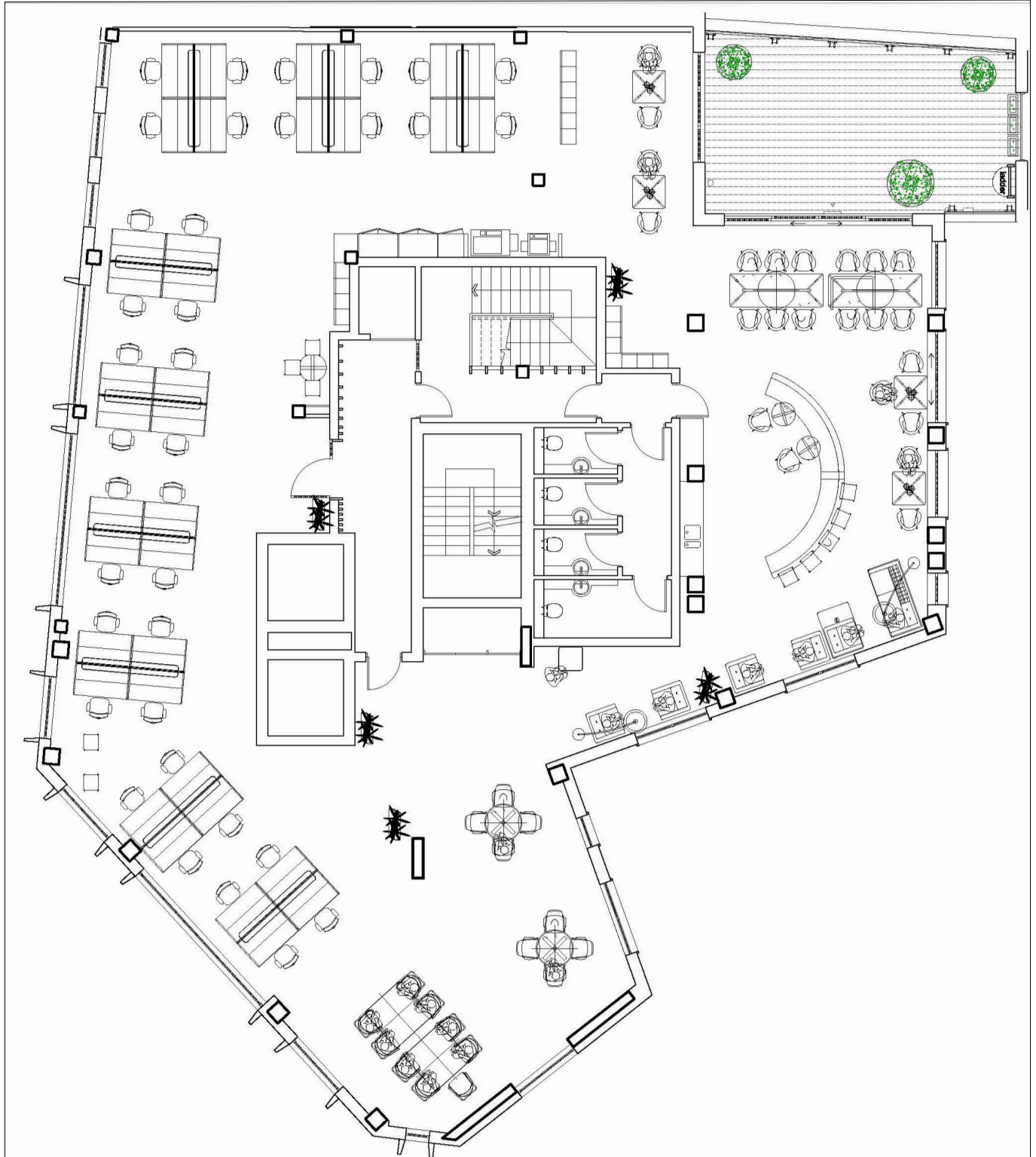


Floor Plans



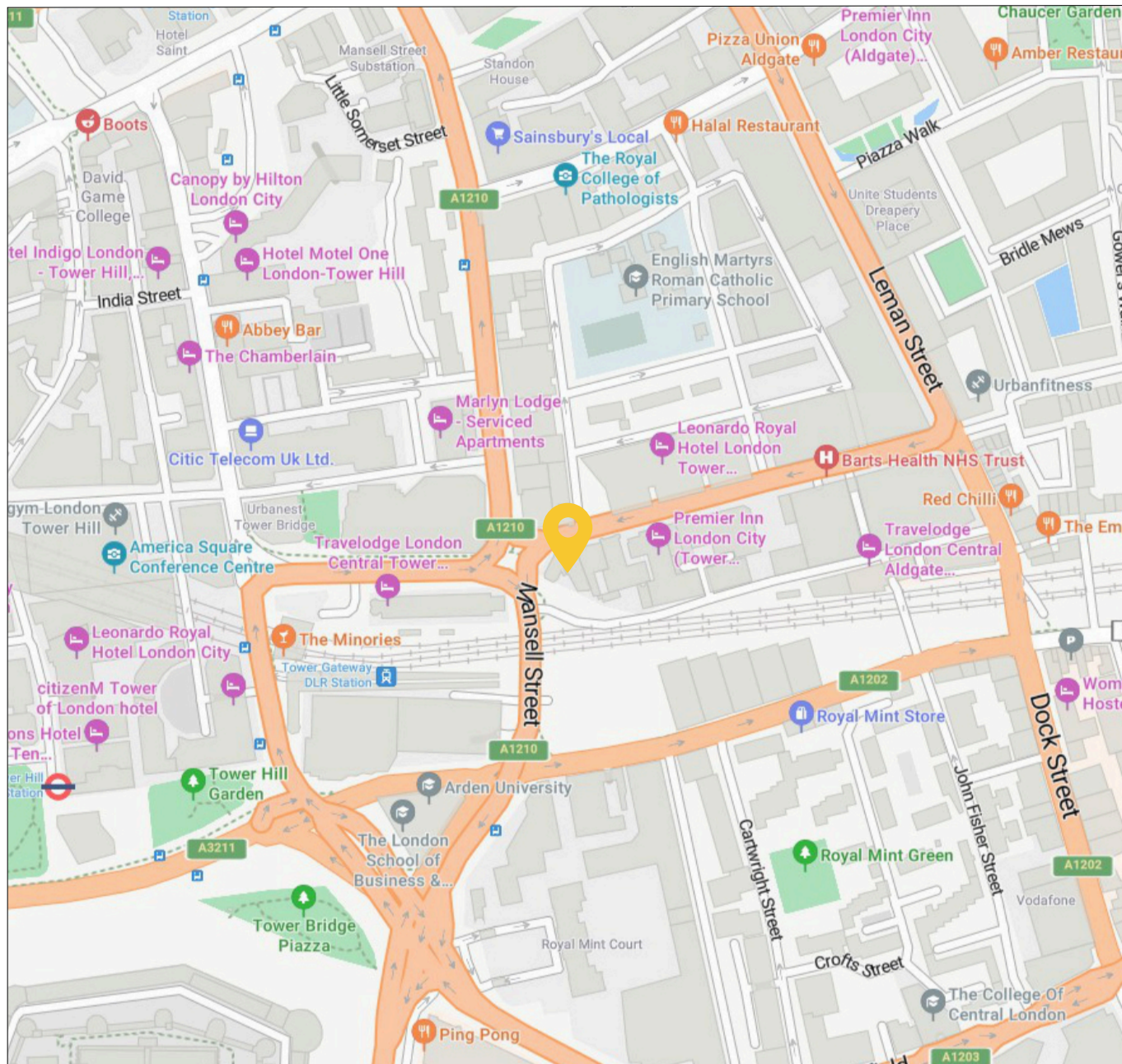
First Floor

Floor Plans



First Floor - Example Fitout

Location Map



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

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

Contact us



Doug Gordon
020 7147 3117
doug.gordon@fishergerman.co.uk



Or our joint agents: Anton Page

Finn Ledwidge
020 7336 1313
commercial@antonpage.com



Jessie High
020 7747 3142
jessie.high@fishergerman.co.uk



Ben Stanley
020 7747 3141
ben.stanley@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated February 2025.



This brochure is fully recyclable

fishergerman.co.uk