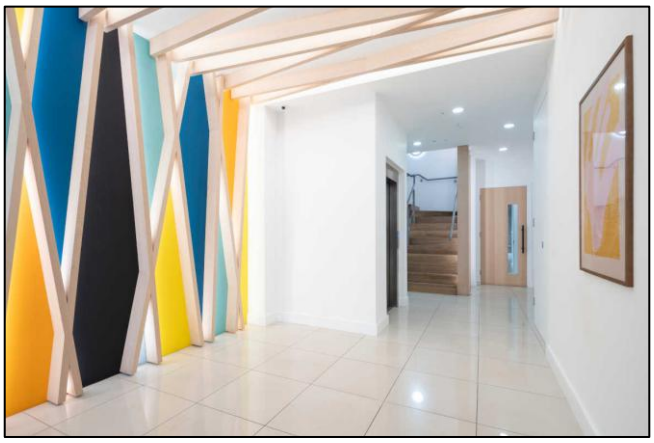
Commercial Office Space
3,772 sq. ft. / 350.4 sq. m.
Modern, self-contained office space in the heart of the Aldgate business district
Best value & quality in Aldgate

TO LET

32 Prescot Street, London E1 8BB


LOCATION

The property is well located in the heart of the Aldgate business district, immediately east of the City of London. The immediate area provides a wealth of amenities including numerous cafes, bars and restaurants located at nearby hotspots like St. Katherine Dock & Minories. Green spaces are easily accessible at Goodman's Fields & Aldgate Square.

TRANSPORT

Tower Hill (DLR, Circle and District lines)
Aldgate (Circle and Metropolitan lines)
Aldgate East (Circle, District and Hammersmith & City lines)
Fenchurch Street (c2c railway)

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.

DESCRIPTION

Modern, self-contained office accommodation set within a well-located, prominent, mixed-use development.

The open plan first floor is stylish, boasts excellent ESG credentials and ticks a lot of 'wish list' boxes for those seeking new space.

HIGHLIGHTS

- Open plan first floor space
- Excellent natural daylight
- Good floor to ceiling heights
- Fitted kitchen with Quooker mixer tap
- Bespoke walnut raised floor
- A/C & fresh air ventilation system
- LED lighting
- Fibre connectivity & Wi-Fi system installed
- Video entry phone & fob access system
- External CCTV system
- Demised roof terrace
- Demised W/C's
- DDA compliant lift & W/C
- Bike store & shower facilities
- Access to lounge & café at Rockwell East
- Excellent ESG credentials

APPROXIMATE FLOOR AREA

Floor	Sq. Ft.	Sq. M.
First	3,772	350.4

There is also a newly built, self-contained courtyard building comprising 2,456 sq. ft.

LEASE

A new lease available direct from the freeholder, for a term by arrangement.

Managed occupancy also available direct from the freeholder.

RENT

Floor	Per Sq. Ft.	Per Annum
First	£39.50	£148,994.00

SERVICE CHARGE

Floor	Per Sq. Ft.	Per Annum
First	£6.50	£24,518.00

BUSINESS RATES

The estimated rates payable for 2026/27 are:

Floor	Per Sq. Ft.	Per Annum
First	£21.86	£82,438.00

Interested parties are expected to verify these figures from the London Borough of Tower Hamlets.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
First	£255,950.00	£21,329.17

FLOOR PLANS

PDF & DWG floor plans are available upon request.

EPC & BREEAM RATINGS

A – 21 & BREEAM Excellent

PLEASE CONTACT

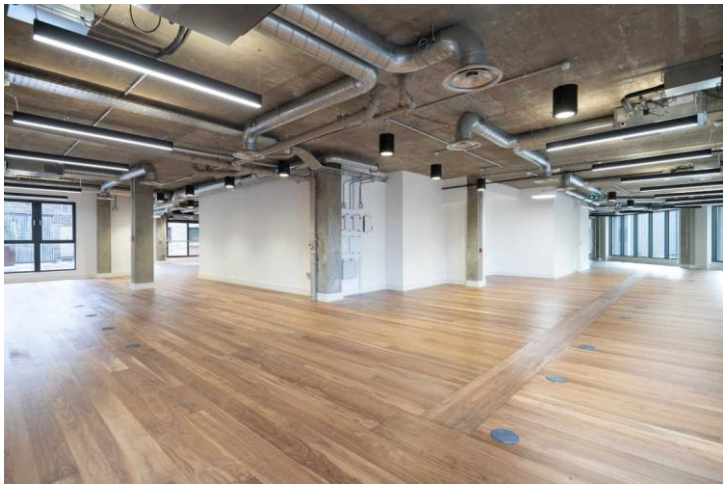
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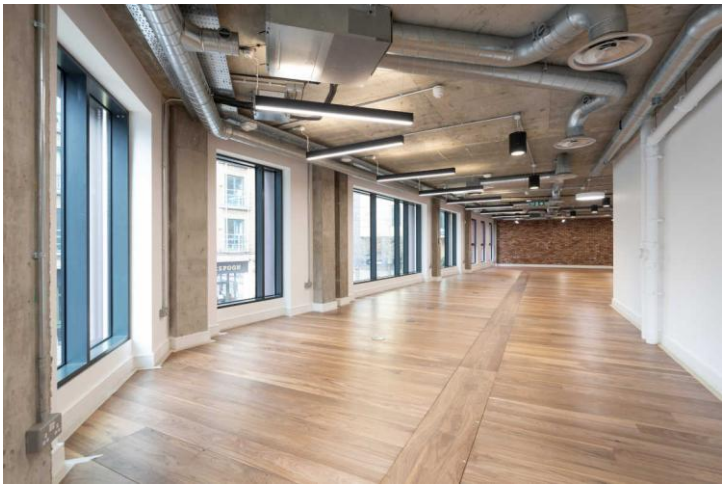
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FIRST FLOOR



Open plan office



Open plan office



Kitchen & break out



2 x meeting rooms



Demised roof terrace



Demised W/Cs