

Tel: 020 7336 1313

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**ANTON
PAGE** 

Commercial Office Space

2,497 – 10,322 sq. ft.

Modern, self-contained office space in the heart of the Aldgate business district

Best value & quality in Aldgate

TO LET

32 Prescott 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)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

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

The open plan spaces are stylish, boast excellent ESG credentials and tick a lot of 'wish list' boxes for those seeking new space.

HIGHLIGHTS

- Open plan space
- Excellent natural daylight
- Good floor to ceiling heights
- Fitted kitchens 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 terraces to each space
- Demised W/C's to each space
- DDA compliant lift & W/C
- Bike store & shower facilities
- Use of lounge & café at Rockwell East
- Use of gym at Rockwell East
- Shared use of gated courtyard
- Excellent ESG credentials

APPROXIMATE FLOOR AREA

Floor	Sq. Ft.	Sq. M.
First	3,772	350.4
Ground & L. Ground	1,949 <u>2,104</u> 4,053	181.1 <u>195.5</u> 376.5
Total	7,825	727.0

There is also a newly built, self-contained courtyard building comprising 2,497 sq. ft.

The three spaces are available together or separately.

LEASE

New lease/s 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
G&LG	£32.50	£131,722.50

SERVICE CHARGE

Floor	Per Sq. Ft.	Per Annum
First	£6.50	£24,518.00
G&LG	£6.50	£26,345.00

BUSINESS RATES

The estimated rates payable for 2024/25 are:

Floor	Per Sq. Ft.	Per Annum
First	£22.58	£85,172.00
G&LG	£20.88	£84,627.00

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

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
First	£258,684.00	£21,557.00
G&LG	£242,694.00	£20,224.50

FLOOR PLANS

PDF & DWG floor plans are available upon request.

EPC & BREEAM RATINGS

A – 21 & BREEAM Excellent

PLEASE CONTACT

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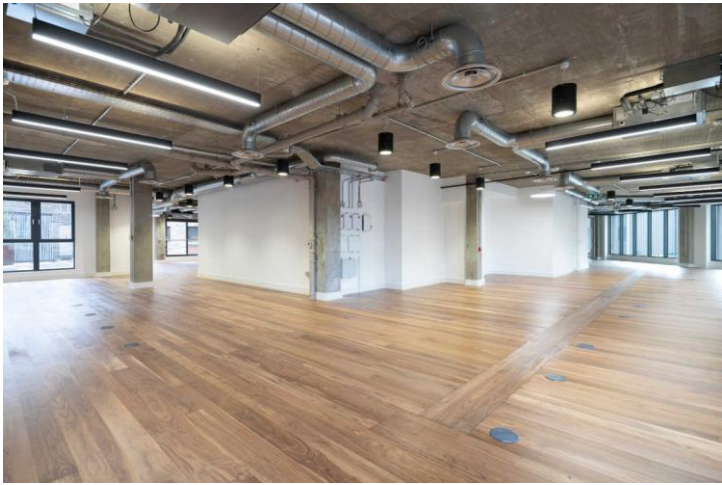
FISHER GERMAN 020 7367 5533

Doug Gordon doug.gordon@fishergerman.co.uk

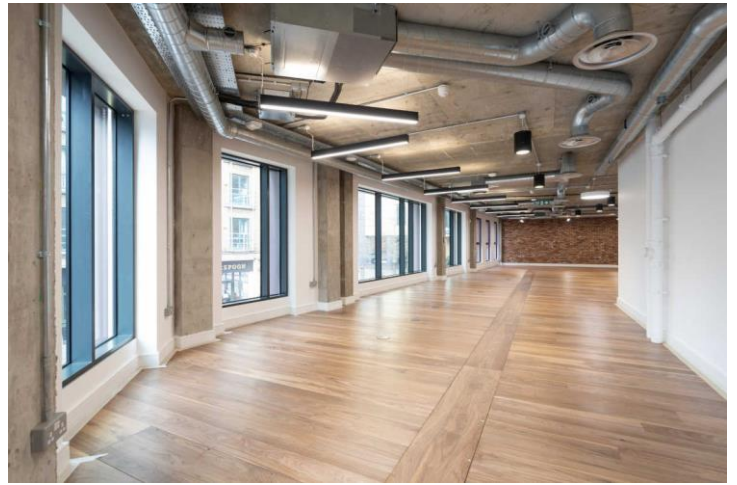
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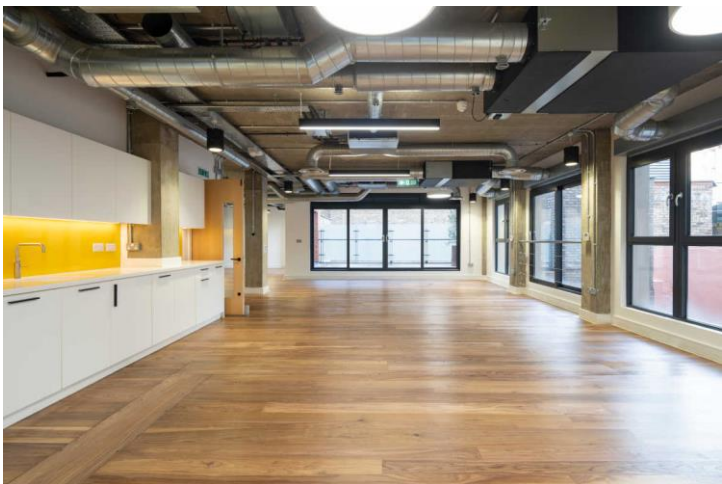
FIRST FLOOR



Open plan office



Open plan office



Kitchen & break out



2 x meeting rooms

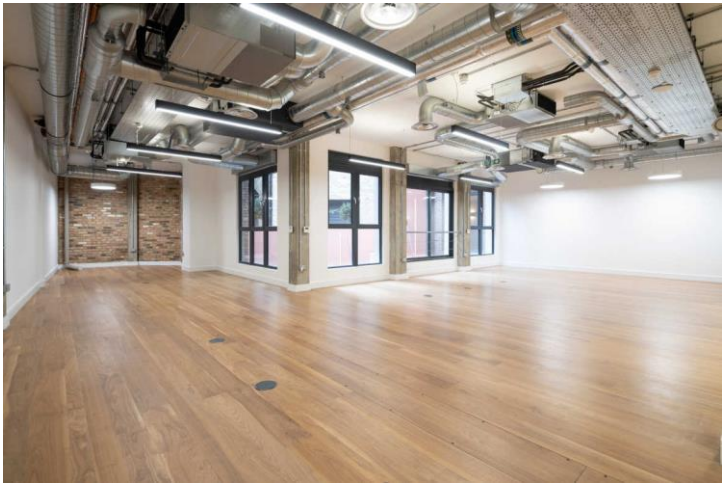


Demised roof terrace



Demised W/Cs

GROUND & LOWER GROUND FLOORS



Open plan ground floor office



Open plan lower ground floor office



Kitchen & break out



Internal staircase connecting the floors



Demised terrace



Demised W/Cs