

Tel: 020 7336 1313

www.antonpage.com

**ANTON
PAGE** 

Commercial Office Space

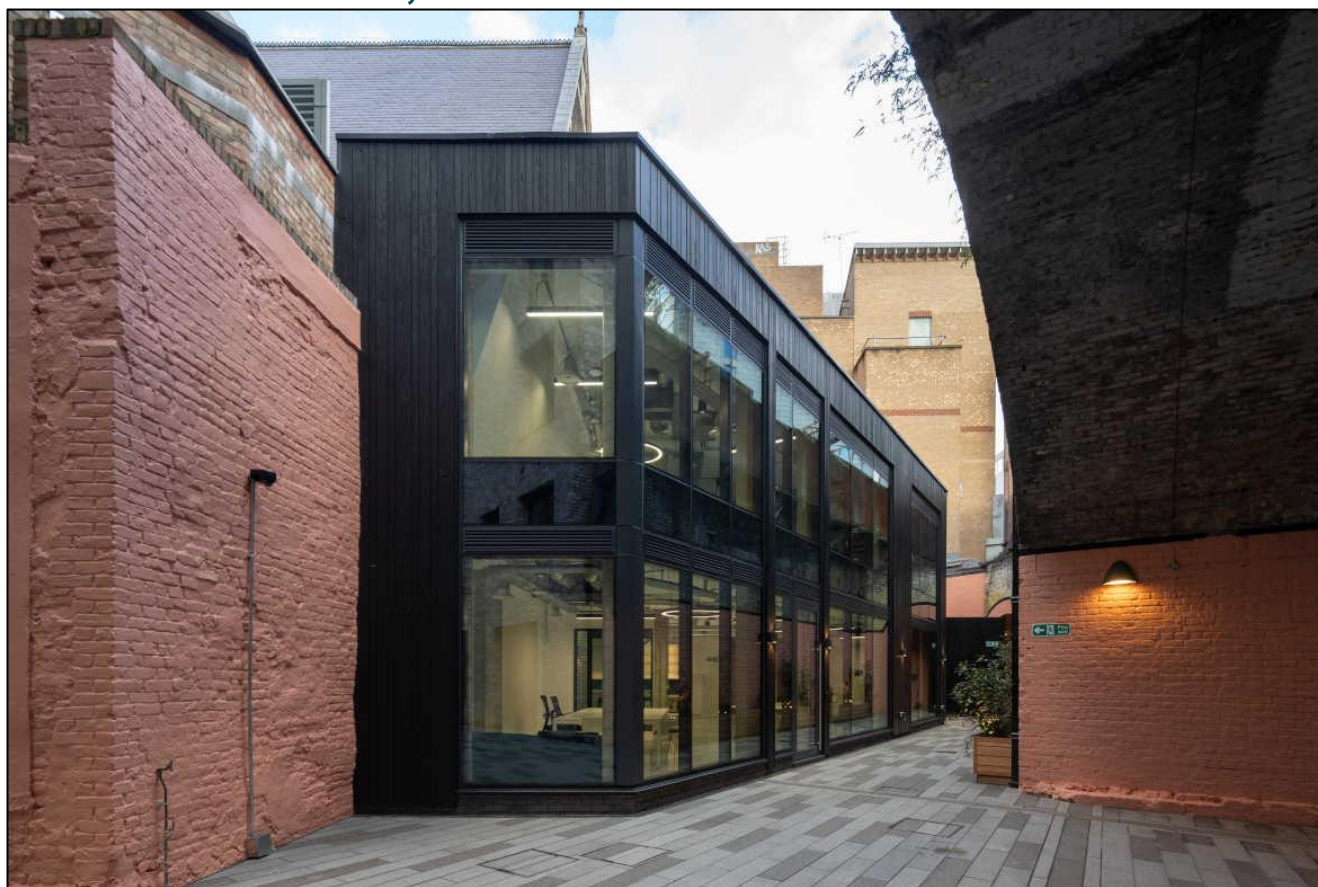
2,456 sq. ft. / 228.2 sq. m.

Stylish, self-contained courtyard building in the heart of the Aldgate business district

Best value & quality in Aldgate

TO LET

57 Chamber Street, London E1 8BL



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)

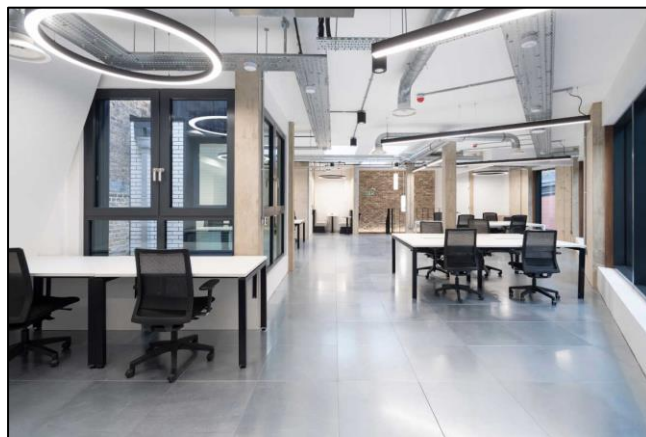
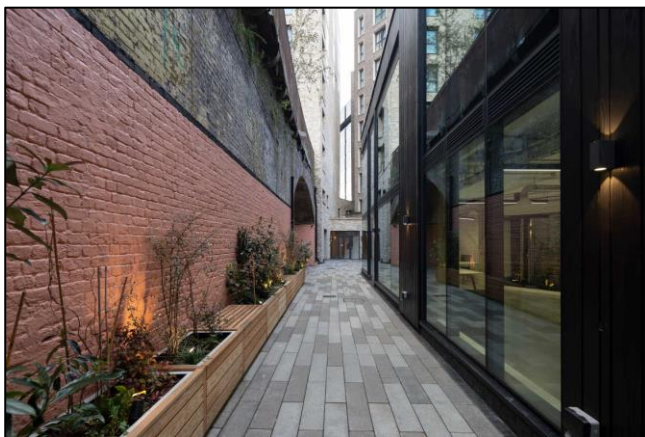
21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP 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 whatever in relation to this property. All prices exclude VAT.

First Floor



Ground Floor



DESCRIPTION

This stylish, newly built courtyard building is accessed via the Rockwell East lounge reception or via a gated arch on Chamber Street.

The self-contained building sits within a smart landscaped courtyard, is arranged over ground & first floors, and is available fitted and furnished.

HIGHLIGHTS

- Open plan floor plates
- Excellent daylight & floor to ceiling heights
- Fitted kitchen with bar & break out area
- Raised access flooring system
- A/C & fresh air ventilation system
- LED lighting
- Fibre connectivity & Wi-Fi system installed
- Video entry phone & fob access system
- External CCTV system
- Demised W/C's including DDA
- Bike store & shower facilities
- Use of lounge & café at Rockwell East
- Use of gym at Rockwell East
- Excellent ESG credentials

APPROXIMATE FLOOR AREA

Floor	Sq. Ft.	Sq. M.
First	1,216	113.0
Ground	1,240	115.2
Total	2,456	228.2

There are also two other spaces available withing the development, of 3,772 & 4,053 sq. ft. The three spaces can be let 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

Per sq. ft.	Per Annum
£39.50	£97,012.00

SERVICE CHARGE

Per sq. ft.	Per Annum
£5.00	£12,280.00

BUSINESS RATES

The estimated rates payable for 2024/25 are:

Per sq. ft.	Per Annum
£21.19	£52,042.64

Interested parties must verify these figures from the London Borough of Tower Hamlets.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month
£161,334.64	£13,444.55

FLOOR PLANS

PDF & DWG floor plans are available upon request.

VAT

The property is elected for VAT.

EPC

A – 12

PLEASE CONTACT

Finn Ledwidge fledwidge@antonpage.com
Harrison Turner hturner@antonpage.com
Alfie Newton anewton@antonpage.com

FISHER GERMAN 020 7367 5533

Doug Gordon doug.gordon@fishergerman.co.uk
Ben Stanley ben.stanley@fishergerman.co.uk
Richard Clarke richard.clarke@fishergerman.co.uk