

Commercial Office Space

2,632 sq. ft. / 244.52 sq. m.

Fully fitted and furnished office accommodation within Grade II listed building

TO LET

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



LOCATION

The Pump House is located on Hooper Street, in the heart of Aldgate. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment. Transport links are excellent with Aldgate, Aldgate East, Tower Hill, Whitechapel within walking distance. The Elizabeth line through Whitechapel is due to open later this year.

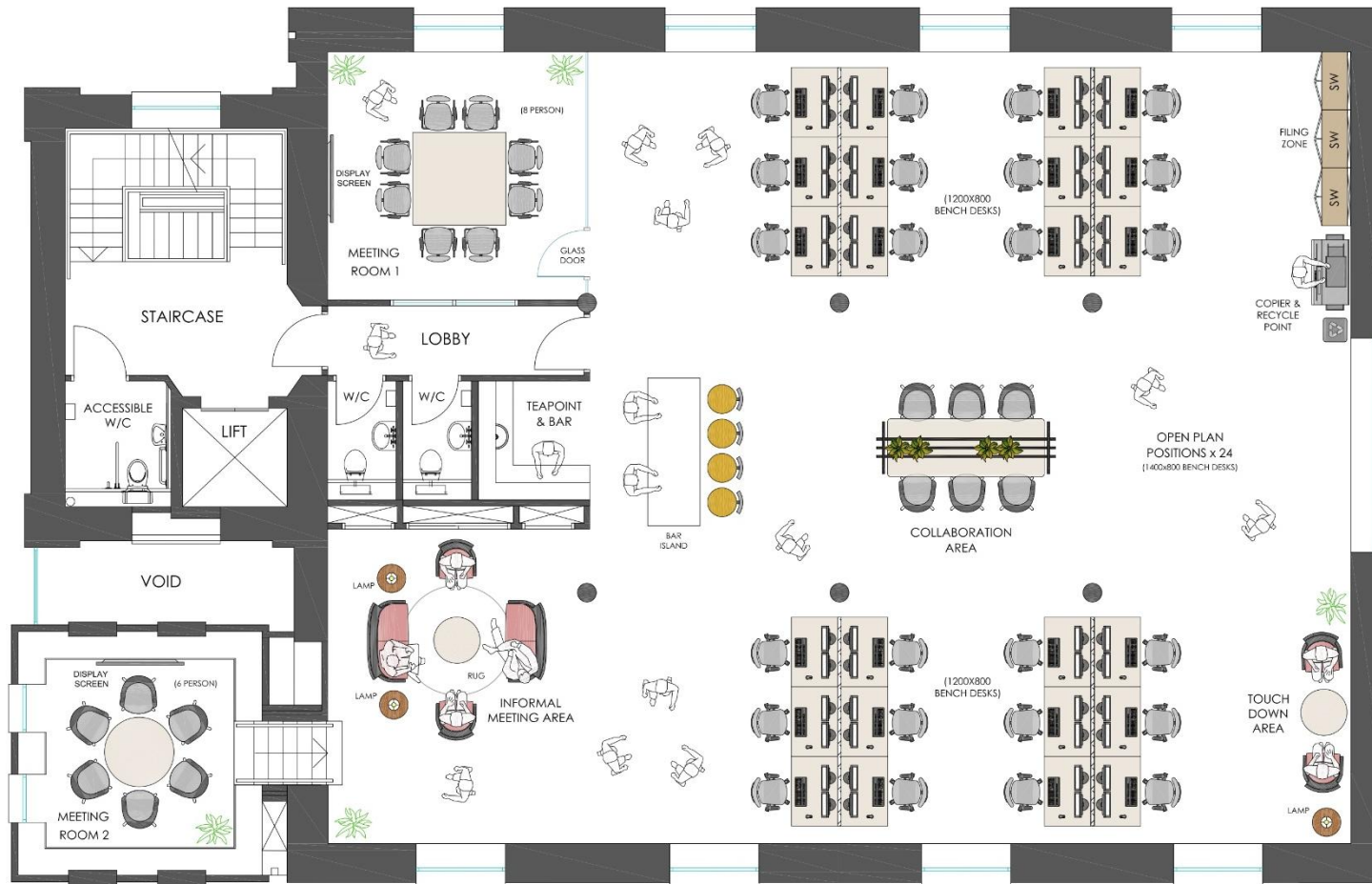
TRANSPORT

Aldgate (Circle and Metropolitan lines)

Aldgate East (District and Hammersmith & City lines)

Tower Hill (Circle and District lines)

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



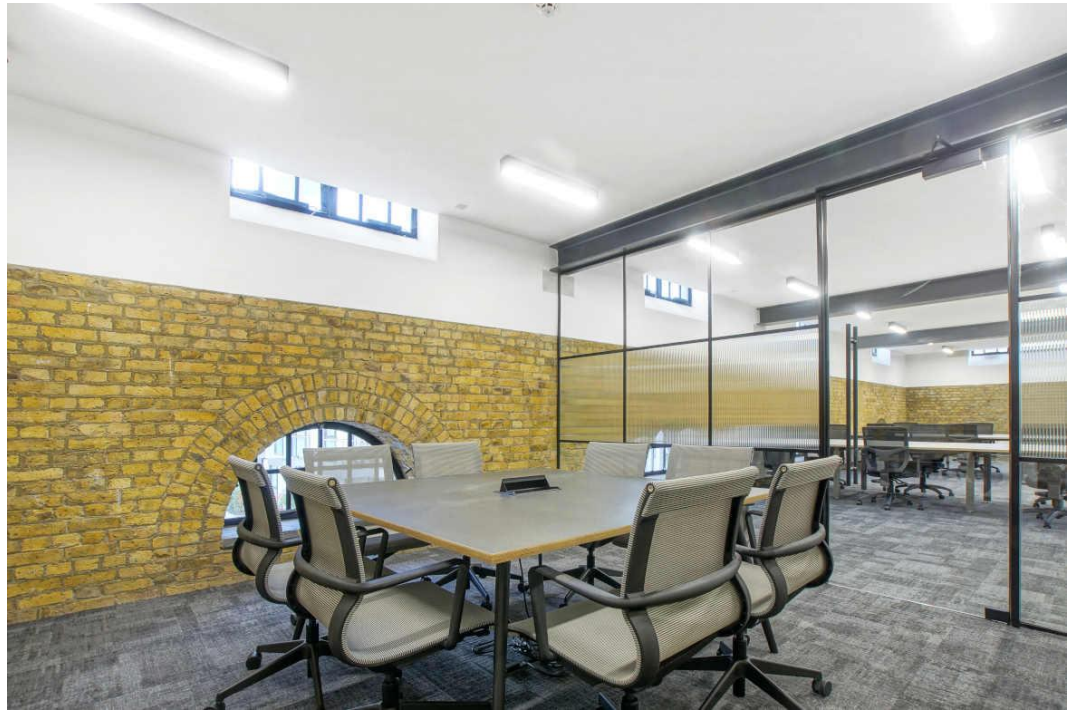
FIRST FLOOR PLAN

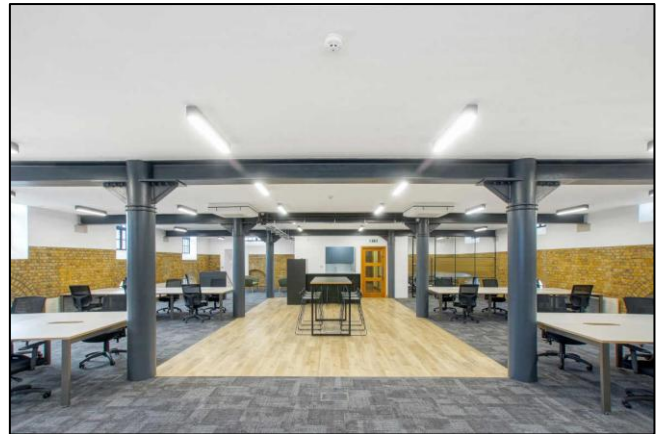
BREAKDOWN OF FACILITIES:-

- 1 x INFORMAL MEETING AREA
- 24 x OPEN PLAN POSITIONS (1200x800 BENCH)
- 1 x MEETING ROOM (8 PERSONS)
- 1 x MEETING ROOM (6 PERSONS)
- 1 x COLLABORATION AREA
- 1 x TOUCHDOWN AREA

- 1 x COPIER & RECYCLE POINT
- 1 x FILING ZONE
- 1 x TEAPOINT & BAR AREA
- LOCAL STORAGE

TOTAL HEADCOUNT - 24 WORK POSITIONS





DESCRIPTION

The office accommodation is set within this Grade II listed former Pump House and retains many of its original character features whilst providing a bright open plan layout on all floors.

The space benefits from character features, fully accessible raised floor, CAT 5 cabling and fantastic levels of natural light.

AMENITIES

- Unique office space
- 24 desks
- 2 meeting rooms
- Passenger lift
- Excellent natural light
- Showers
- Air conditioning
- Central heating
- DDA compliant
- Exposed brickwork
- Exposed steel columns
- Fully fitted kitchenettes
- Bicycle storage

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	2,632	244.52

LEASE

New leases direct from the landlord.

RENT

Per annum	Per Sq. Ft.
£130,284	£49.50

SERVICE CHARGE

The service charge for the current year is:

Per annum	Per Sq. Ft.
£27,768	£10.55

Includes utilities and building insurance.

BUSINESS RATES (2026/27)

Per annum	Per Sq. Ft.
£24,595	£9.34

Interested parties must contact The London Borough of Tower Hamlets to satisfy themselves to the accuracy of these figures.

TOTAL OCCUPATIONAL COSTS

Per annum	Per Calendar Month
£182,647	£15,221

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner

hturner@antonpage.com

Stephen Page

spage@antonpage.com