Tel: 020 7336 1313



www.antonpage.com

Commercial Office Space 4,568 sq. ft. / 424 sq. m. **Cost-effective, fitted office suite to let in Aldgate | Rent £19.50 per sq. ft.**

TO LET

50 Leman Street, Aldgate, London E1 8EU



LOCATION

50 Leman Street is located in the heart of Aldgate, benefitting from excellent transport links into the City and further afield. The immediate area provides a wealth of amenities including numerous cafes, restaurants and bars.

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) Fenchurch Street (National Rail)

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

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DESCRIPTION

This open plan office suite provides fully fitted space with various private offices / meeting rooms in situ.

The space benefits from good natural daylight, as well as LED lighting, air conditioning and power and data cabling under a fully accessible raised floor.

AMENITIES

- Manned reception
- Open plan office space
- Power and data cabling
- Meeting rooms / private offices
- Air conditioning
- WCs
- Bike racks
- Fitted kitchenette
- Fibre connectivity

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	4,568	424

LEASE

A new lease is available for a term until December 2029.

RENT

Floor	Per Annum*	Per sq. ft.*
First	£89,076.00	£19.50

SERVICE CHARGE

Floor	Per Annum*	Per sq. ft.*
First	£45,451.60	£9.95

RATES

Rates payable from 1st April 2023 are:

Floor	Per Annum	Per sq. ft.
First	£65,024.00	£14.29

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

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
First	£199,551.60	£16,629.30

PLEASE CONTACT

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