

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 Lemn Street, Aldgate, London E1 8EU**



## LOCATION

50 Lemn 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)



## 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 1<sup>st</sup> 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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\*VAT is payable on Rent & Service Charge