

Tel: 020 7336 1313

www.antonpage.com

**ANTON
PAGE** 

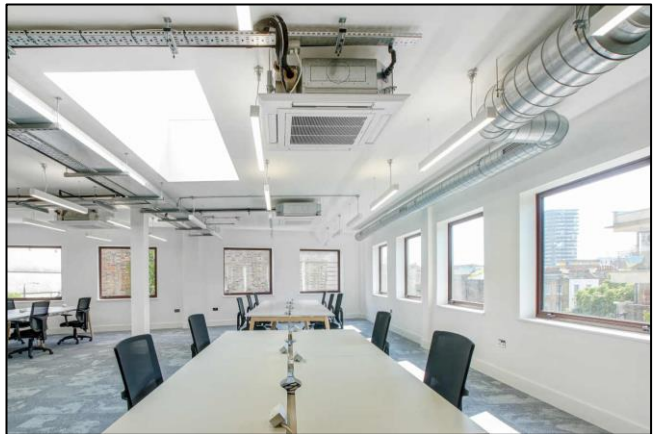
Commercial Office Space

1,636 sq. ft. / 152 sq. m.

Brand new fully fitted and furnished office with a botanical roof garden

TO LET

Botanical Works, 2 Jubilee Street, London E1 3FU



LOCATION

Stepney and Whitechapel are culture and lifestyle hubs of the East End of London, providing an abundance of local restaurants, cafes, bars, parks and galleries to occupiers.

Botanical Works is just an 8-minute walk from Shadwell Station and 12 minutes from Whitechapel Station with the Underground and the Elizabeth Line running from here. Liverpool Street and Bank Stations are also nearby, making it simple to travel both across and out of the capital.

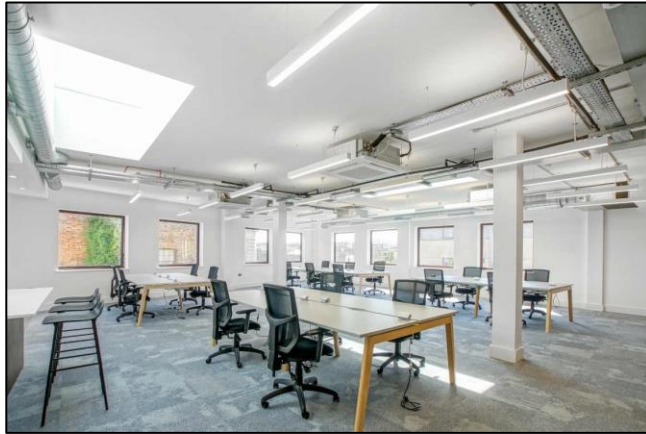
TRANSPORT

Shadwell (DLR and Overground)

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

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.



DESCRIPTION

Botanical Works is a brand new office development providing high specification offices.

The development occupies a prime position in the fashionable neighbourhood of Whitechapel and Stepney, only a short distance from the UK's financial powerhouse of the City of London.

The second floor is the last floor remaining and has been fitted and furnished to provide open plan desking for 18 people.

There is a tranquil botanical garden communal roof terrace offering a beautiful relaxing outdoor space.

AMENITIES

- Excellent natural daylight
- Exposed services
- Air conditioning & heating
- CAT6 data cabling & underfloor power
- Furnished with 18 desks
- Communal roof terrace
- Fully DDA compliant
- 8 person passenger lift
- Cycle storage & showers
- EPC A
- BREEAM Excellent

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	1,636	152

LEASE

A new flexible lease available.

RENT

Per sq. ft.	Per Annum
£35.00	£57,260

SERVICE CHARGE

We have been advised that the service charge is approximately:

Per sq. ft.	Per Annum
£4.07	£6,651.95

RATES

Estimated rates payable for 2025/26 are approximately:

Per sq. ft.	Per Annum
£13.57	£22,205.50

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

TOTAL OCCUPANCY COSTS

Per Annum	PCM
£86,117	£7,176

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Alfie Newton
anewton@antonpage.com
 Harrison Turner
hturner@antonpage.com

STRETTONS 020 7375 1801

Tom Schwier
tom.schwier@strettons.co.uk