

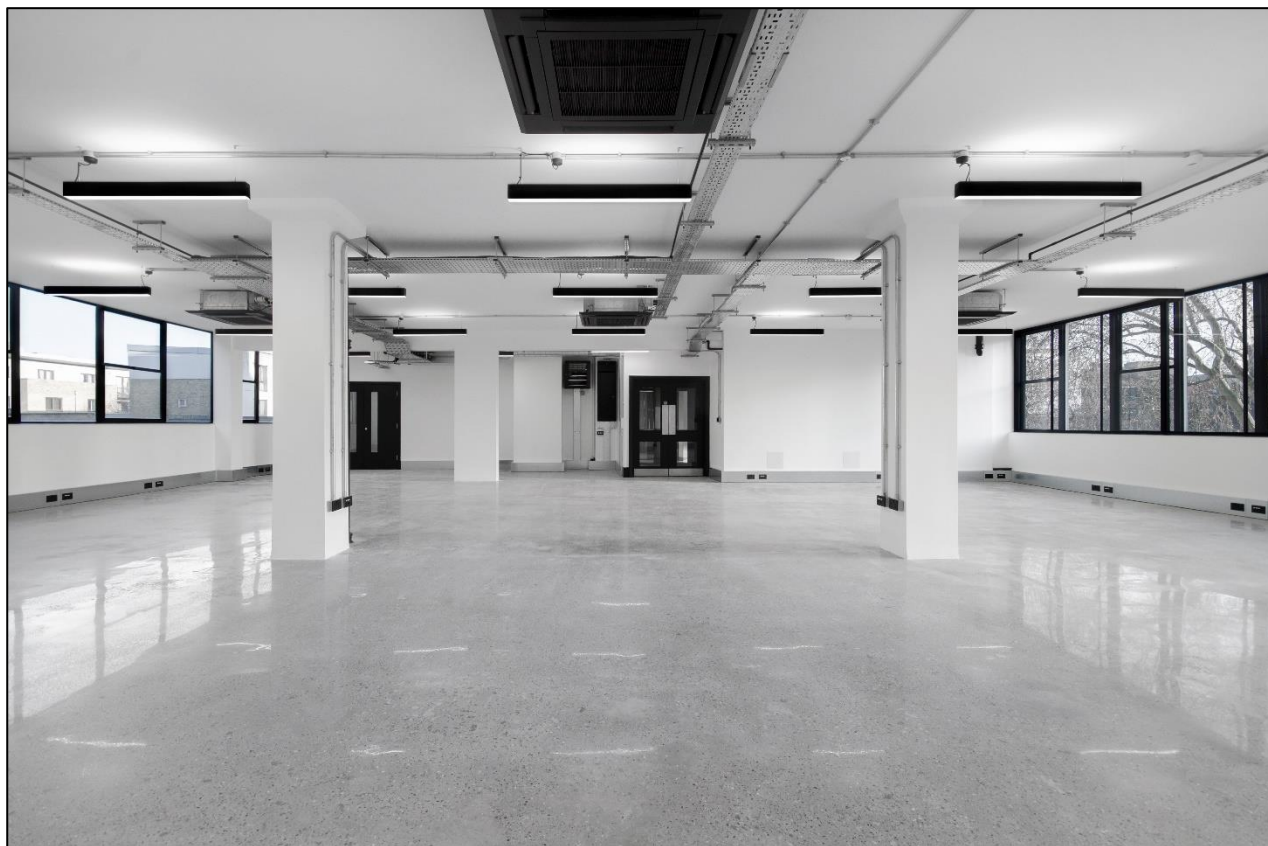
Office Space

2,015 sq. ft. / 187.20 sq. m.

Media style office in the heart of Whitechapel

TO LET

E1 Studios, 7 Whitechapel Road, London E1 1DU



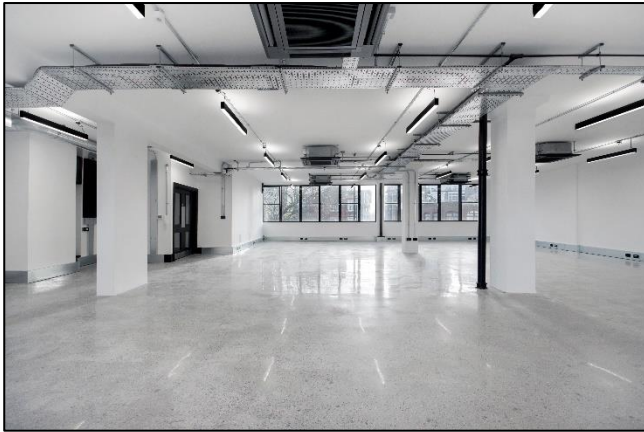
LOCATION

E1 Studios is located to the East of the City, close to Brick Lane and Aldgate East station. The immediate area is cultural hotspot experiencing a reawakening, drawing start-ups and established companies to the area.

Transport links and local amenities are excellent. You are truly spoilt for choice with a fantastic range of bars, restaurants, coffee shops and leisure facilities. Altab Ali Park is on the doorstep, providing a popular green space frequented by local office workers.

TRANSPORT

Aldgate East Station	(District & Hammersmith and City lines)
Aldgate Station	(Circle & Metropolitan Lines)
Whitechapel	(District, Hammersmith and City lines & Overground)
Liverpool Street	(Central, Circle, Hammersmith and City & Metropolitan lines & National Rail)
Shoreditch High Street	(National Rail & Overground)



DESCRIPTION

E1 Studios is a hub of creative and professional companies.

The available office features polished concrete floors, air-conditioning and LED lighting.

The office is fully cabled for both power and IT and provides superfast fibre connectivity with a quick connection.

Parking is also available by way of a separate arrangement.

HIGHLIGHTS

- Bright open plan floorplate
- Polished concrete floor
- Air conditioning
- LED lighting
- Superfast fibre with quick connection
- Fully cabled perimeter trunking (Power & IT)
- Capped off services
- Secondary glazing
- Bike storage
- Parking (by separate arrangement)
- Showers

APPROXIMATE FLOOR AREAS

Second floor 2,015 sq. ft. 187.20 sq. m.

LEASE

A new lease is available for a flexible term by arrangement.

RENT & SERVICE CHARGE

£70,646 per annum, plus VAT.

£35.06 per sq. ft.

BUSINESS RATES

Business rates payable for 2021/22 equate to approx. £22,830. (£11.33 per sq. ft.)

Interested parties are expected to satisfy themselves in respect of business rates obligations, either through VOA or London Borough Tower Hamlets.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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