

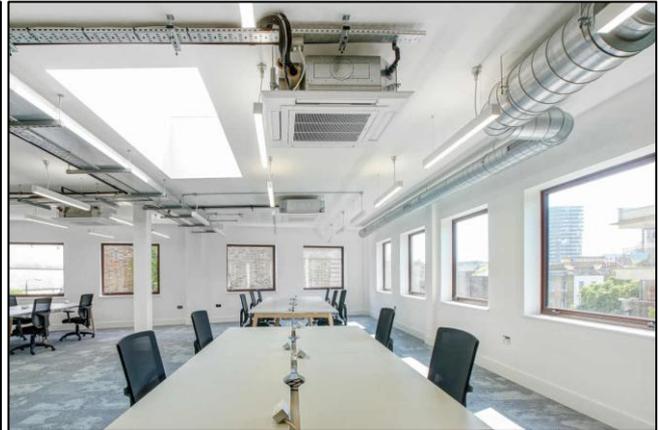
Commercial Office Space

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

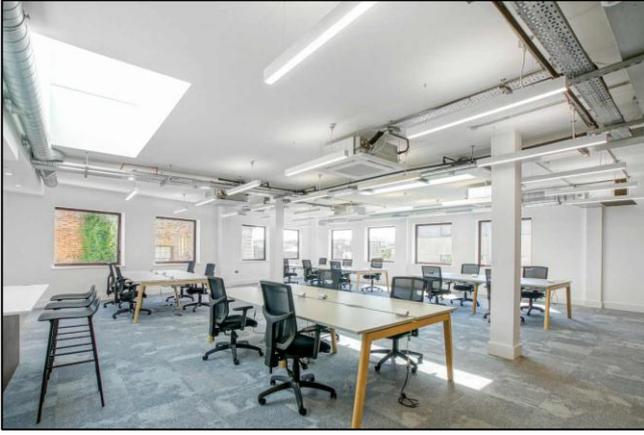
Stepney and Whitechapel are culture and lifestyle hubs of the East End of London, providing an abundance of local restaurants, cafes, bars, parks and galleries to occupiers.

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)



## 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
£30.00	£49,080.00

## 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 2026/27 are approximately:

Per sq. ft.	Per Annum
£13.10	£21,437

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

## TOTAL OCCUPANCY COSTS

Per Annum	PCM
£77,170.12	£6,430.84

## PLEASE CONTACT

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