

Est. 1955

Tarn &Tarn

66 ROYAL MINT
STREET
ALDGATE
LONDON
E18LG

CORNER POSITIONED
E-CLASS UNIT IN THE
HEART OF ALDGATE
3,936 SQFT



DESCRIPTION

A self-contained, corner-positioned E Class commercial unit in the heart of Aldgate, offering high visibility to passing road users and good natural light throughout. The space benefits from impressive 3.2-metre ceiling heights, gas central heating, air conditioning, WC facilities, and an entry phone system — providing a well-specified, move-in ready opportunity suitable for a wide range of uses including retail, leisure, professional services, and office. Excellently connected, with Aldgate, Aldgate East, and Tower Hill stations all within easy walking distance.

SUMMARY

- Corner Positioning
- High Visibility
- Good Natural Light
- Ceiling Height 3.2m
- Gas Central Heating
- Self Contained
- Entry Phone System
- WC Facilities with Shower
- Air Conditioning








LOCATION

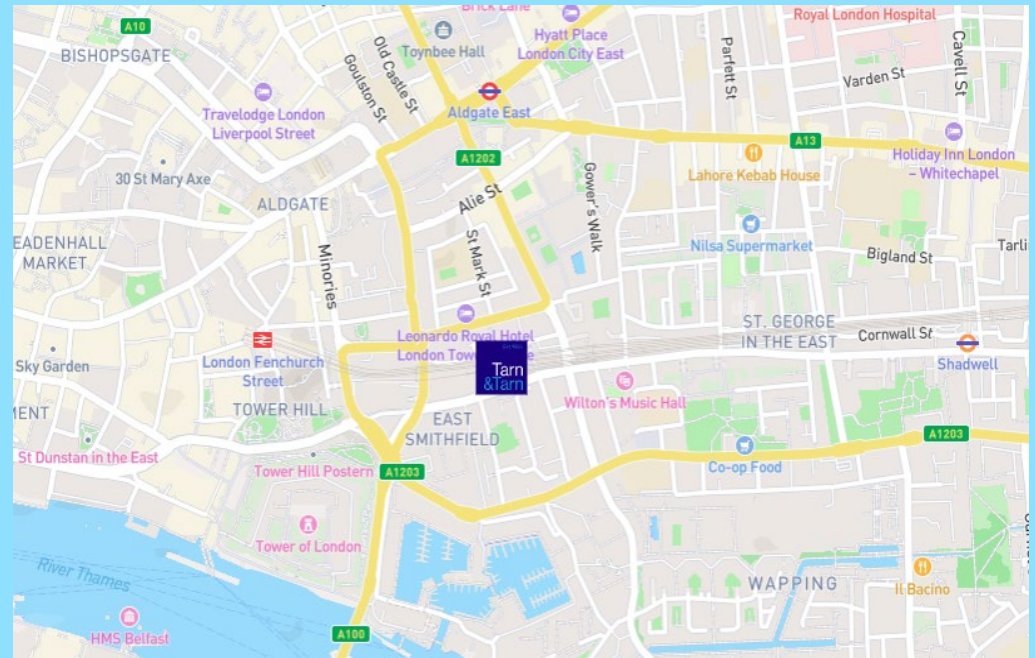
THE AREA

Occupying a prime City fringe position on Royal Mint Street, the property sits moments from Tower Hill, Tower Gateway and Aldgate stations, delivering exceptional connectivity across the City, Canary Wharf and Central London. Surrounded by a dense mix of offices, new residential developments, hotels, hospitality and leisure destinations, the area benefits from strong daily footfall and a vibrant commercial atmosphere. Positioned at the meeting point of the Square Mile, Wapping and Shoreditch, this is a highly accessible, high-exposure location with strong occupier demand.



TRANSPORT

-  Shoreditch High Street (6-minute walk) – **Overground Line**
-  Aldgate East (14-minute walk) – **National Rail Services**
-  Liverpool Street (17-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and **National Rail Services**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	2,047				
Basement	1,889				
TOTAL	3,936	£140,000	TBC	£29,025	£169,025

BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

TERMS

A new FRI Lease to be contracted Outside the Security and Provisions of the Landlord and Tenant Act of 1954

LOCAL AUTHORITY

London Borough of Tower Hamlets

BUILDING INSURANCE

TBA

VAT

TBC



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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.