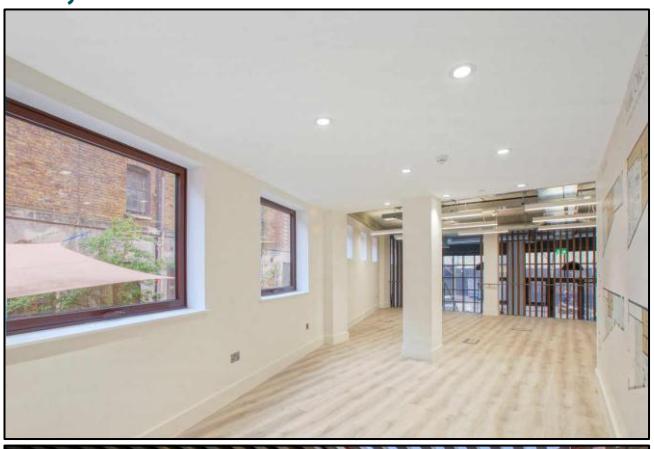
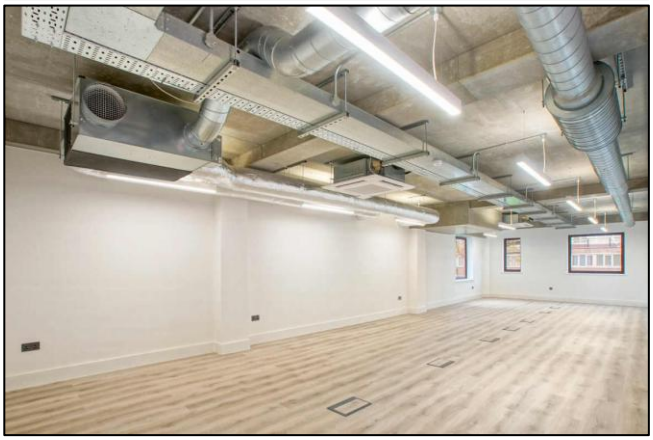
Commercial Office Space
3,025 sq. ft. / 281 sq. m.
Self-contained office / showroom with street frontage & access to a roof garden

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)

Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd 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 whatsoever in relation to this property. All prices exclude VAT.





DESCRIPTION

Botanical Works is an 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 self-contained ground & upper ground floors provide open plan showroom / office space.

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
- 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.
Upper Ground	1,443	134
Ground	1,582	147
Total	**3,025**	**281**

LEASE

A new flexible lease available.

RENT

Per sq. ft.	Per Annum
£30.00	£90,750

SERVICE CHARGE

We have been advised that the service charge for the year 2026 is:

Per sq. ft.	Per Annum
£5.36	£16,228

RATES

Estimated rates payable for 2026/27 are approximately:

Per sq. ft.	Per Annum
£13.33	£40,320

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

TOTAL OCCUPANCY COSTS

Per Annum	PCM
£147,287	£12,274

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Ned Walters
nwalters@antonpage.com

Stephen Page
spage@antonpage.com

Office Space

Office 1
Ground Floor

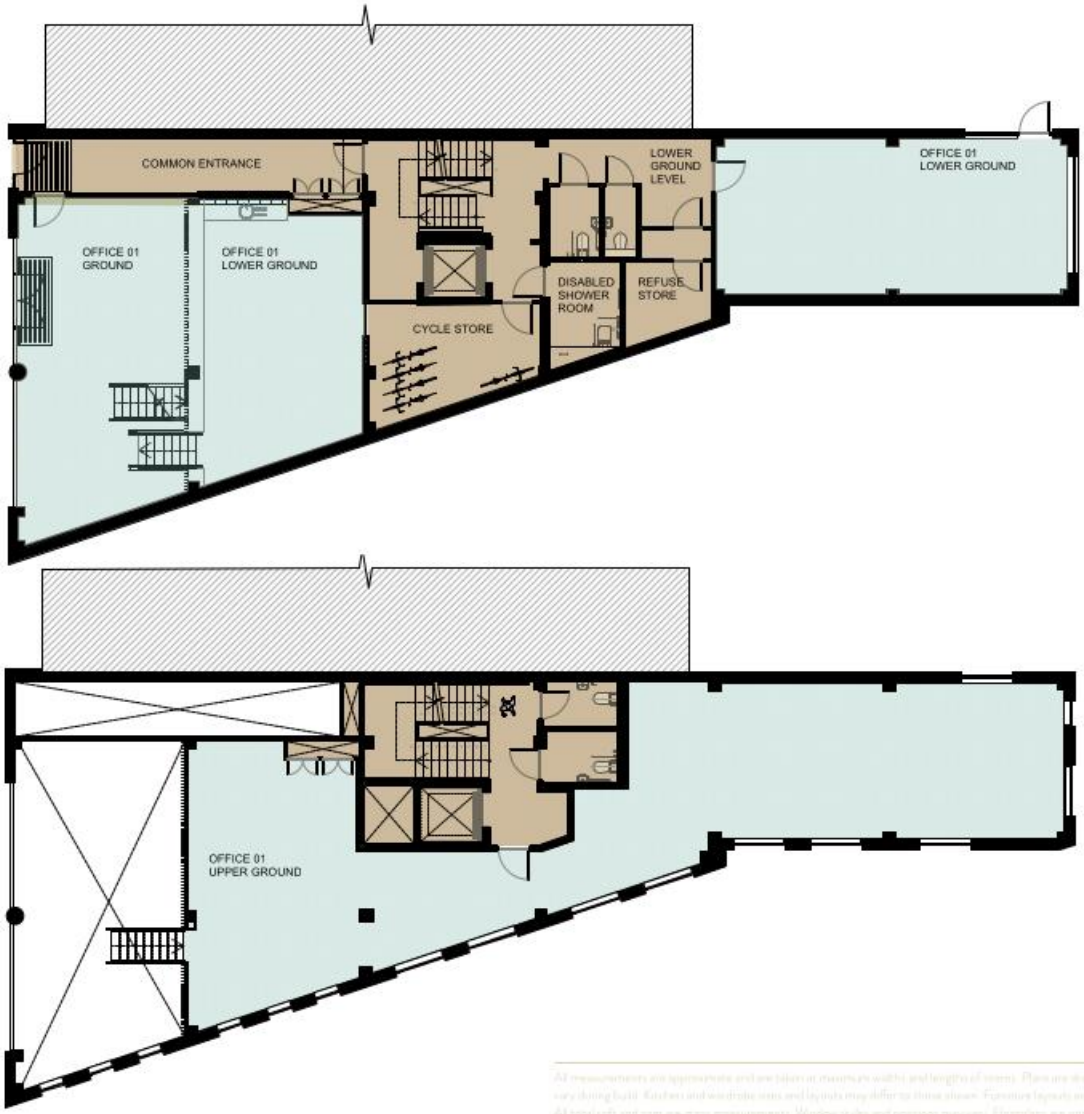
1,582 SQFT

Office 1
Upper Ground Floor

1,443 SQFT

Total

3,025 SQFT



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe units and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

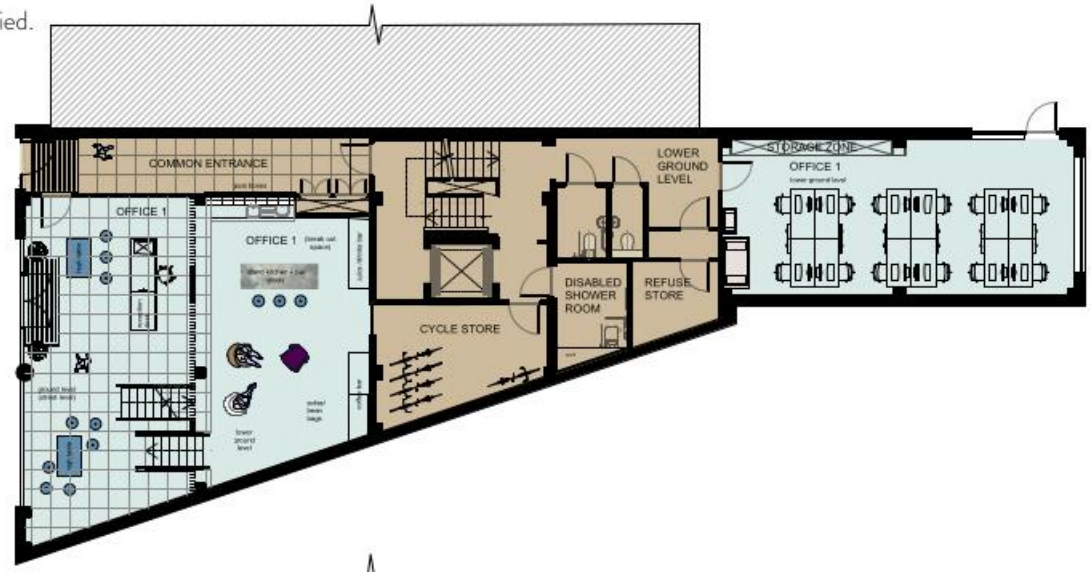
Flexible Office Space

An example of how the office could be occupied.

Office 1
Ground Floor

12 desk spaces

1,582 SQFT



Office 1
Upper Ground Floor

16 desk spaces

1,443 SQFT



Total

28 desk spaces

3,025 SQFT

Common space
Office space

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