



**STIRLING  
ACKROYD**

## **TO LET / FOR SALE**

**52-58 Commercial Road,  
London, E1 1LP**

**14,265 sq ft**

**Prime office on  
Commercial road for sale  
or let**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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## Description

A versatile and modern working environment in the heart of Aldgate, moments from excellent transport links and the City.

The property benefits from a bright and airy design, with large windows providing generous natural light throughout. The flexible layout includes open-plan office areas, breakout and meeting space, and a fitted kitchen/breakout room with ample seating, perfect for staff use.

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## Key points

- Prominent location close to Aldgate Station
- Large single floorplates
- Third floor terrace with views of the City
- Fantastic natural light from dual aspect windows
- AC on all floors
- Perfect for HQ









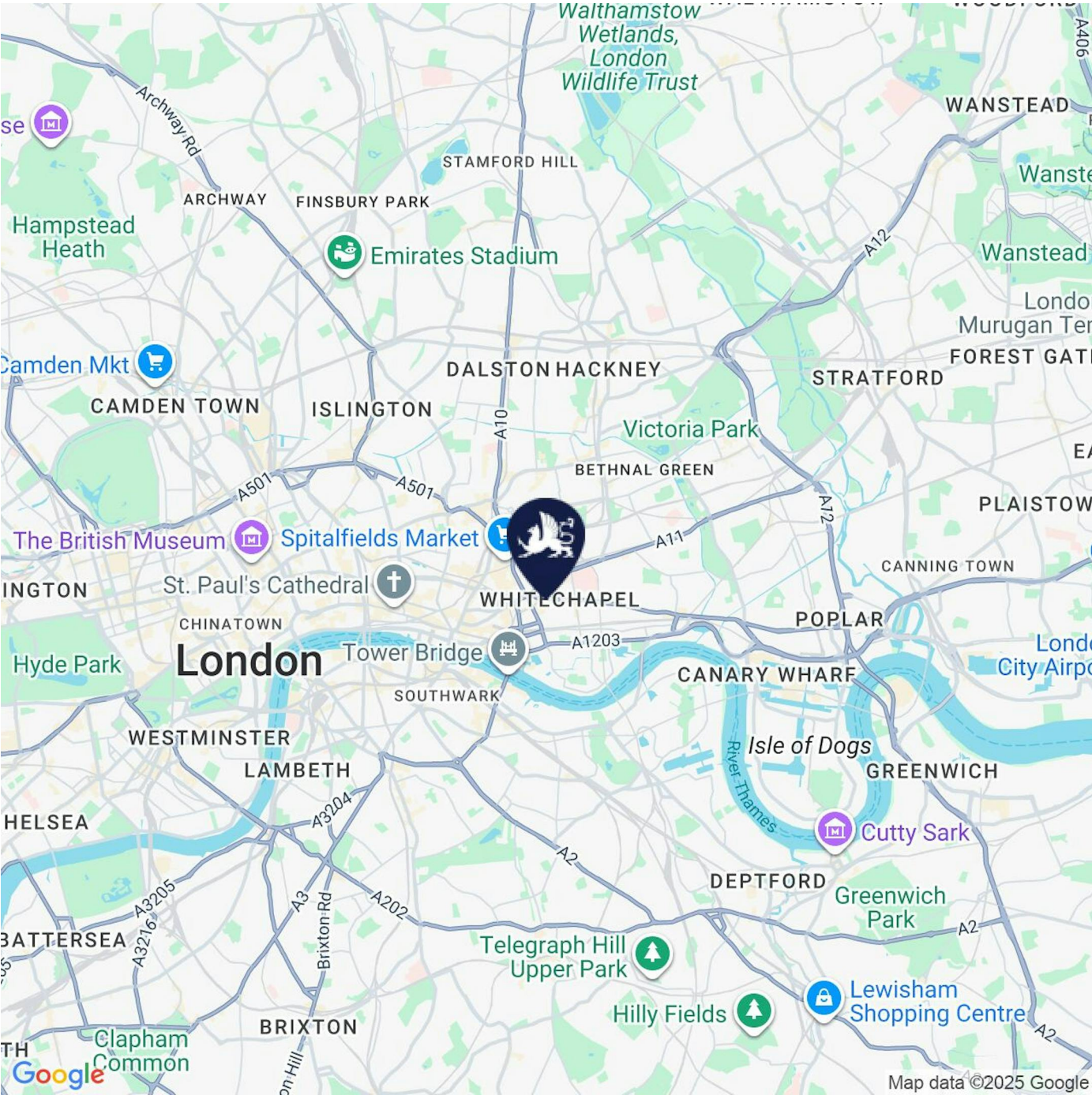
# Location

Located on the eastern edge of the City of London, Aldgate is a vibrant and historic area that seamlessly blends the capital's rich heritage with modern city living. Once the gateway to the old City walls, Aldgate is now a thriving hub for professionals, offering excellent connectivity, cultural attractions, and a wide range of local amenities.

The area is home to an exciting mix of restaurants, cafés, and bars, catering to every taste—from traditional pubs to international cuisine. Nearby Spitalfields Market and Brick Lane add character with boutique shops, vintage stalls, and vibrant street food options. For green space, residents can enjoy the landscaped gardens at Goodman's Fields or take a short stroll to the River Thames.

# Transport Links

-  Aldgate East 0.2 Miles
-  Aldgate 0.3 Miles
-  Tower Gateway 0.4 Miles
-  Tower Hill 0.5 Miles







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## Accommodation

Name	sq ft	sq m	Availability
1st - Office	4,631	430.23	Available
2nd - Office	4,694	436.09	Available
3rd - Office	4,940	458.94	Available

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## Viewing & Further Information



**Harry Mann**  
020 3967 0103  
[hmann@stirlingackroyd.com](mailto:hmann@stirlingackroyd.com)

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## Rents, Rates & Charges

Lease	New Lease
Rent	£37.50 per sq ft
Price	Offers in the region of £7,000,000
Rates	£13.42 per sq ft
Service Charge	On application
VAT	Applicable
EPC	On application

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