



TO LET

**31a Scarborough Street,
Whitechapel, London, E1
8DR**

2,000 to 4,975 sq ft

**Ground Floor Premises
Located Moments From
Aldgate Station**

stirlingackroyd.com



Description

Compromising a self contained office this property offers a good quality fitted out and open plan accommodation with air conditioning, new LED lighting, smart fit out with several glass partitioned rooms, WC and kitchen facilities.

Benefitting from fully glazed return frontage, the main space comprises circa 2975 with an additional 2000 sq ft adjoining - which is newly refurbished with tiled flooring, air con, suspended ceiling and LED lighting, various atriums and again, a fully glazed frontage.

Key points

- Quality Office Fit Out
- Fully Glazed Return Frontage
- Self Contained Ground Floor With B1/D1 use
- Wide Range Of Potential Uses - Education/Medical/Office
- DDA Compliant
- Glazed Meeting Rooms
- Data Cabled & Ready To Occupy
- Option To Be Split To Provide 2975 Sq Ft & 2000 Sq Ft



Location

The property is located within 5 minutes walk from Aldgate Tube Station and within walking distance of Fenchurch Street Railway Station. The property is accessed from Commercial St (A102) and Bishopsgate (A10).

Set on Scarborough Street, this property sits on a quiet street between Leman Street and Prescott Street and is a short walk from the Tower of London.

Transport Links



Tower Gateway 0.2 Miles



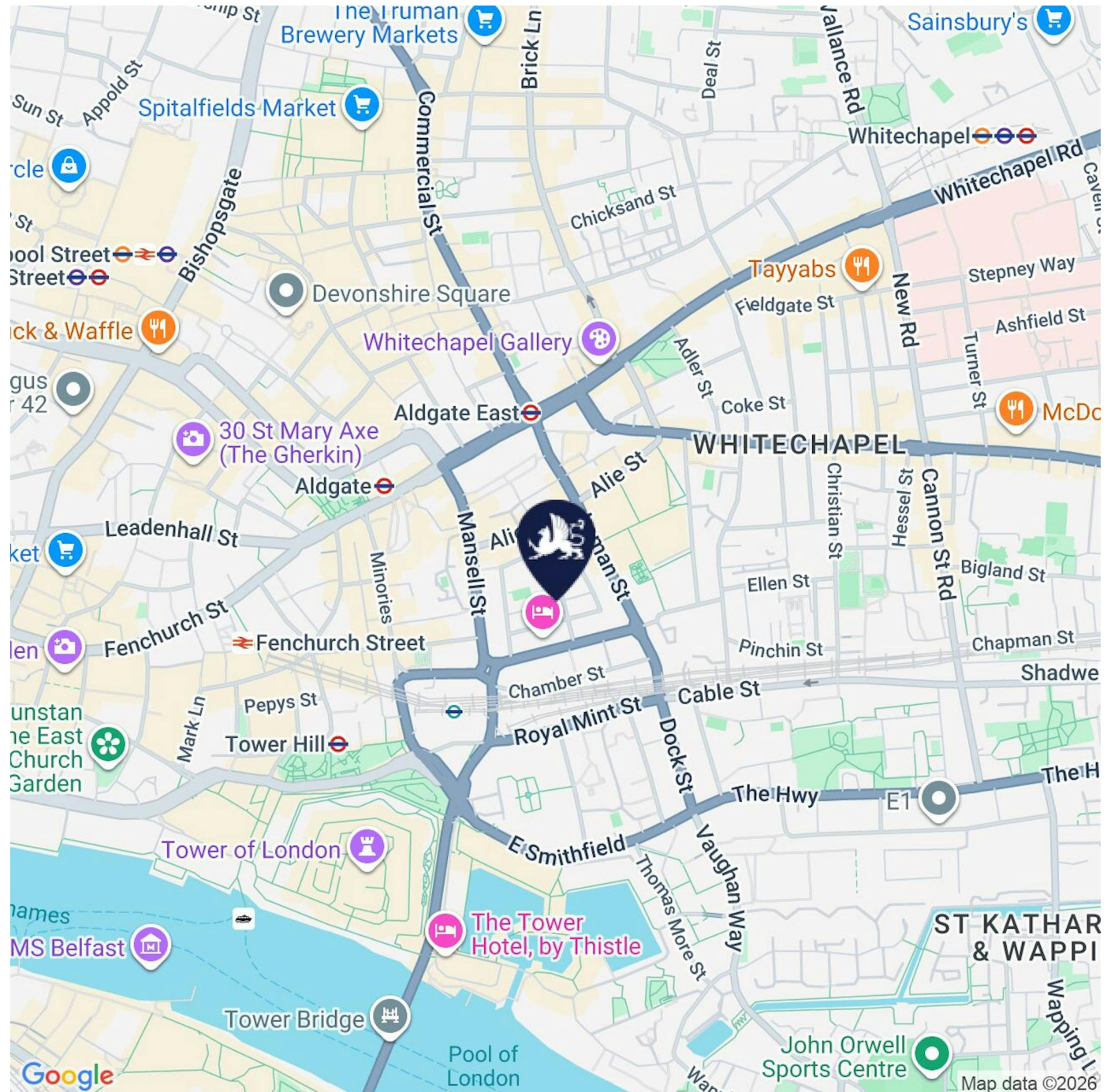
Aldgate East 0.2 Miles



Aldgate 0.2 Miles



Tower Hill 0.3 Miles





Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	4,975	462.19	To Let	Available

Viewing & Further Information



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Rents, Rates & Charges

Lease	New Lease
Rent	£20 per sq ft
Rates	TBC
Service Charge	£2 per sq ft
VAT	On application
EPC	B (46)

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