



**STIRLING
ACKROYD**

TO LET

**15 Settles Street,
London, E1 1JW**

5,155 sq ft

**Architecturally Stunning
Former Georgian
Warehouse In The Heart
Of Whitechapel**



Description

Designed in the 1930's and recently redeveloped to provide contemporary finishes to create the new build extension which hosts the upper floors with the option to be taken individually or in combination. Attention to detail can be found throughout the redevelopment, re imagined to include a passenger lift for convenience with a feature concrete staircase while keeping the original sandblasted brickwork and concrete ceilings.

Key points

- Fourth Floor 1,808 sq ft
- Fifth Floor - 1,722 sq ft
- Sixth Floor 1,625 sq ft
- Available Either CAT A Or Fully Fitted
- Showers & Passenger Lift
- Includes Cycle Spaces
- Excellent Connectivity
- Moments Away From Whitechapel Station Connecting To Liverpool Street In 2 Minutes



Location

Located in one of London most rapidly changing areas, 15 Settles Street occupies a prime position in the heart of Whitechapel.

The property benefits from excellent connectivity moments away from Whitechapel station. Providing access to the Elizabeth Line, London Overground, District and Hammersmith & City lines, as well as Aldgate East Station. These transport links offer fast connections to the City, Canary Wharf, King's Cross, Heathrow Airport and the wider London network.

Transport Links



Whitechapel 0.3 Miles



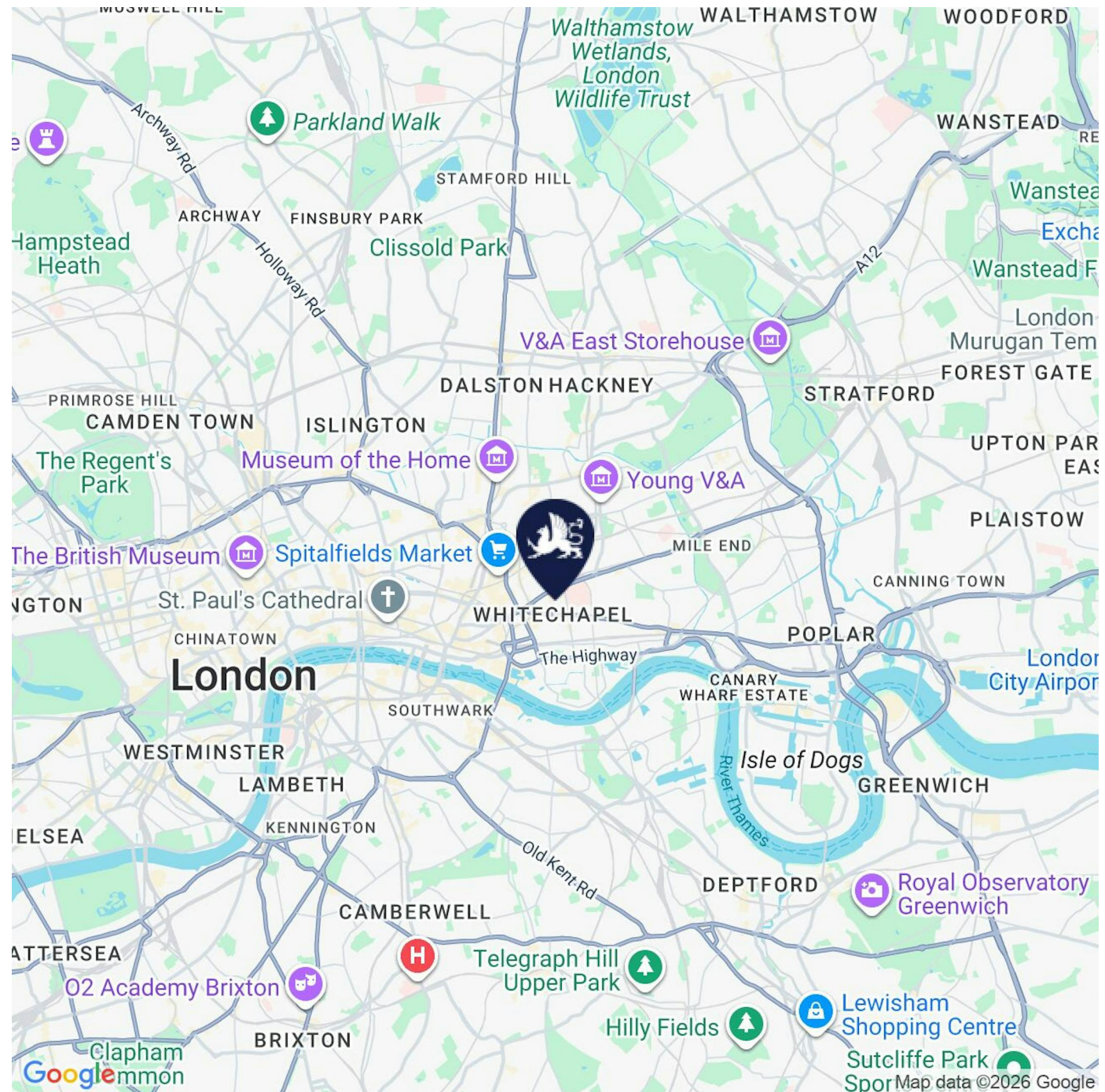
Aldgate East 0.4 Miles

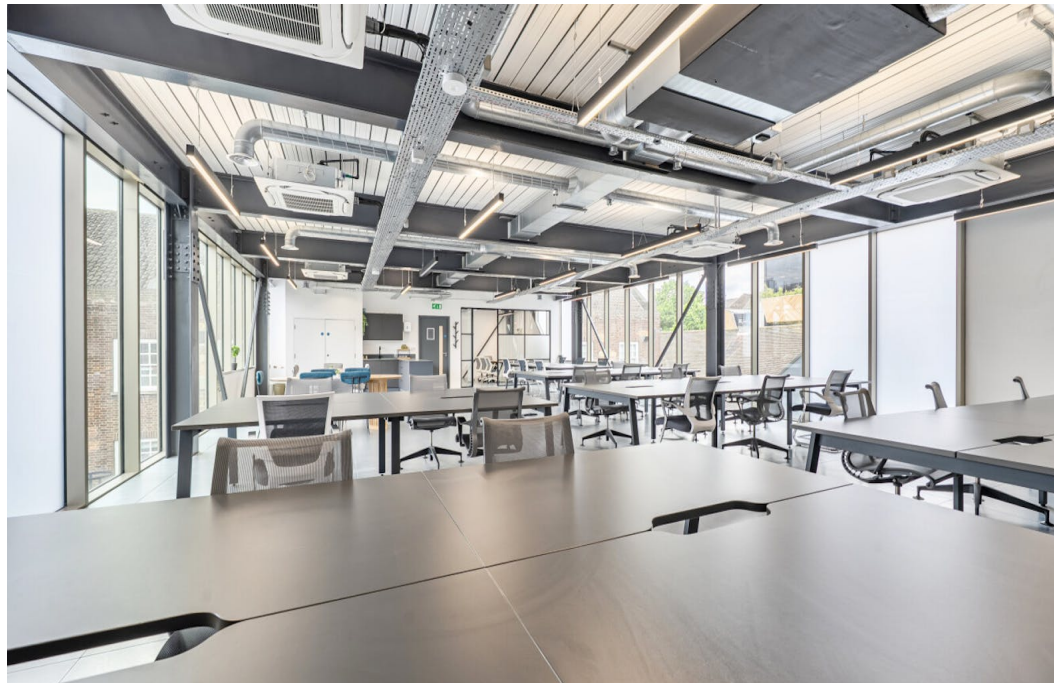


Shadwell 0.5 Miles



Aldgate 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
4th	1,808	167.97	Available
5th	1,722	159.98	Available
6th	1,625	150.97	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£18 per sq ft
Service Charge	£8.38 per sq ft
VAT	Applicable
EPC	C (69)

Viewing & Further Information



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