



**STIRLING
ACKROYD**

TO LET

**Tower Hamlets Town
Hall, 160 Whitechapel
Road, London, E1 1BJ**

2,207 sq ft

**Cafe Unit Within Tower
Hamlets Town Hall,
Whitechapel**



Description

Set within the Grade II listed former Royal London Hospital building that has been brought back to community use as the new Town Hall and headquarters for the London Borough of Tower Hamlets.

The cafe/coffee shop space is located directly behind the main Town Hall reception - close to the Residents Hub and the Grocers Hall. The unit overlooks the landscaped courtyard between the New Royal London Hospital Main Entrance and the Town Hall. A new terrace is planned for Q2 2027 which will give the cafe exposure into the courtyard area.

The ground floor space is ready for occupation and the new tenant will benefit from footfall generated from Council staff (2,000 staff members) who work in the building as well as from members of the public attending the Residents Hub and events & conferences held at Grocers Hall. There is also potential for catering opportunities generated by Council events at Grocers Hall and the regular Council meetings held in the neighbouring Council Chamber.

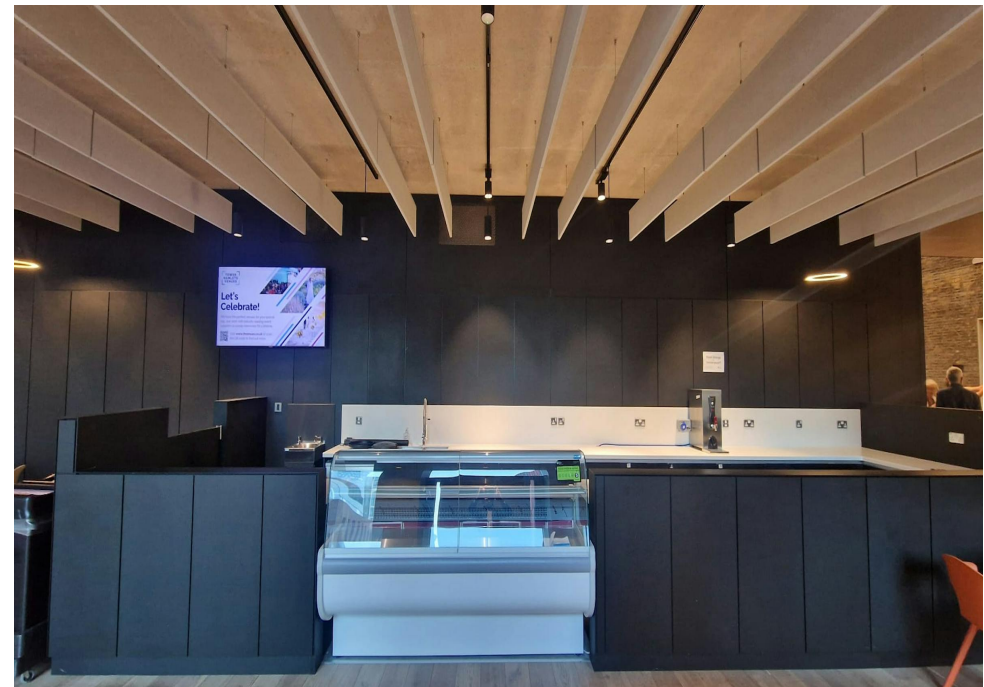
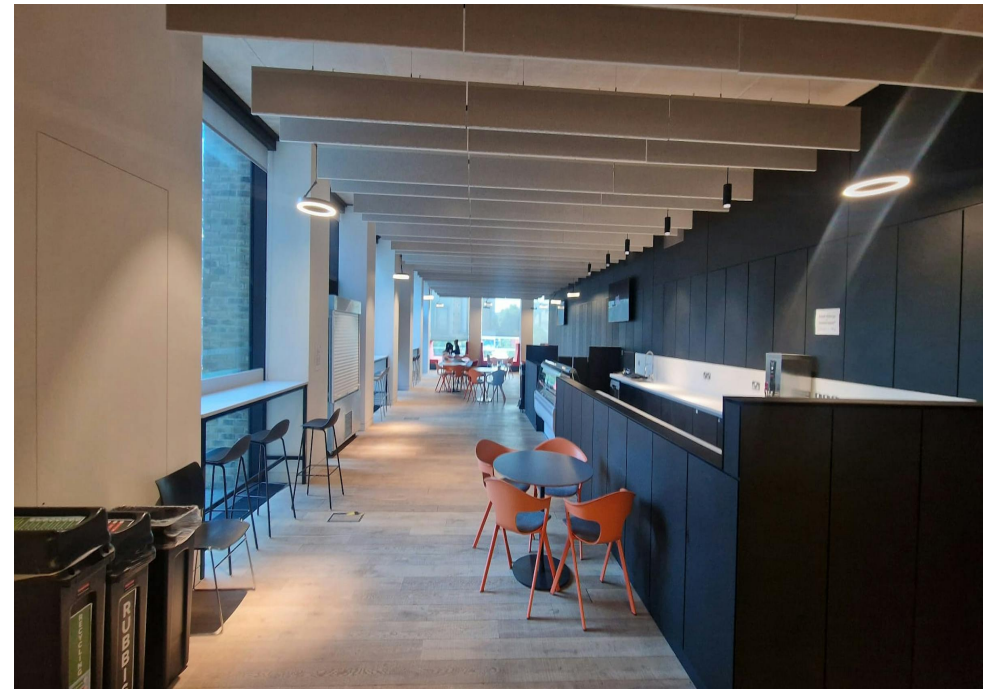
Engineered wood floors offer a warehouse style finish complemented by an expansive space offering 3.5m ceiling heights, modern LED lighting and air conditioning throughout.

A fully fitted commercial kitchen (with extraction) is located in a basement area in the building and is accessed by service and goods lifts. The new tenancy is subject to a minimum 3-6 month rent deposit and rent paid quarterly in advance.

We believe the space lends itself to self to Events, Banqueting and Restaurant uses, a new lease is available and all new tenancies are subject to a minimum three month rent deposit.

Key points

- Ready For Immediate Occupation
- Located within Tower Hamlets Town Hall, Whitechapel
- Fully Fitted Basement Commercial Kitchen With Access Via A Goods And Service Lift
- Size : Ground Floor 1603 Sq Ft & Basement Commercial Kitchen 604 Sq Ft - Total 2207 Sq Ft
- Close to The Royal London Hospital & Whitechapel Station
- Rent £40,000 per annum exclusive - Flexible Lease Terms Available
- Ideal Opportunity For A Coffee Shop/Cafe Operator - Open plan Layout With Natural Light % 3.5 ceiling height
- Potential to benefit from catering opportunities from Council committee meetings and on site conferences & events



Location

Located within Tower Hamlets Town Hall in the London Borough of Tower Hamlets.

Whitechapel Market trades daily opposite the Town Hall and a diverse range of national and local retailers are all within walking distance.

Being situated within moments of Whitechapel Station providing access to the Elizabeth Line, District line, Hammersmith & City Line and London Overground (Windrush Line) the property benefits from excellent public transport connectivity.

Transport Links



Whitechapel 0.1 Miles



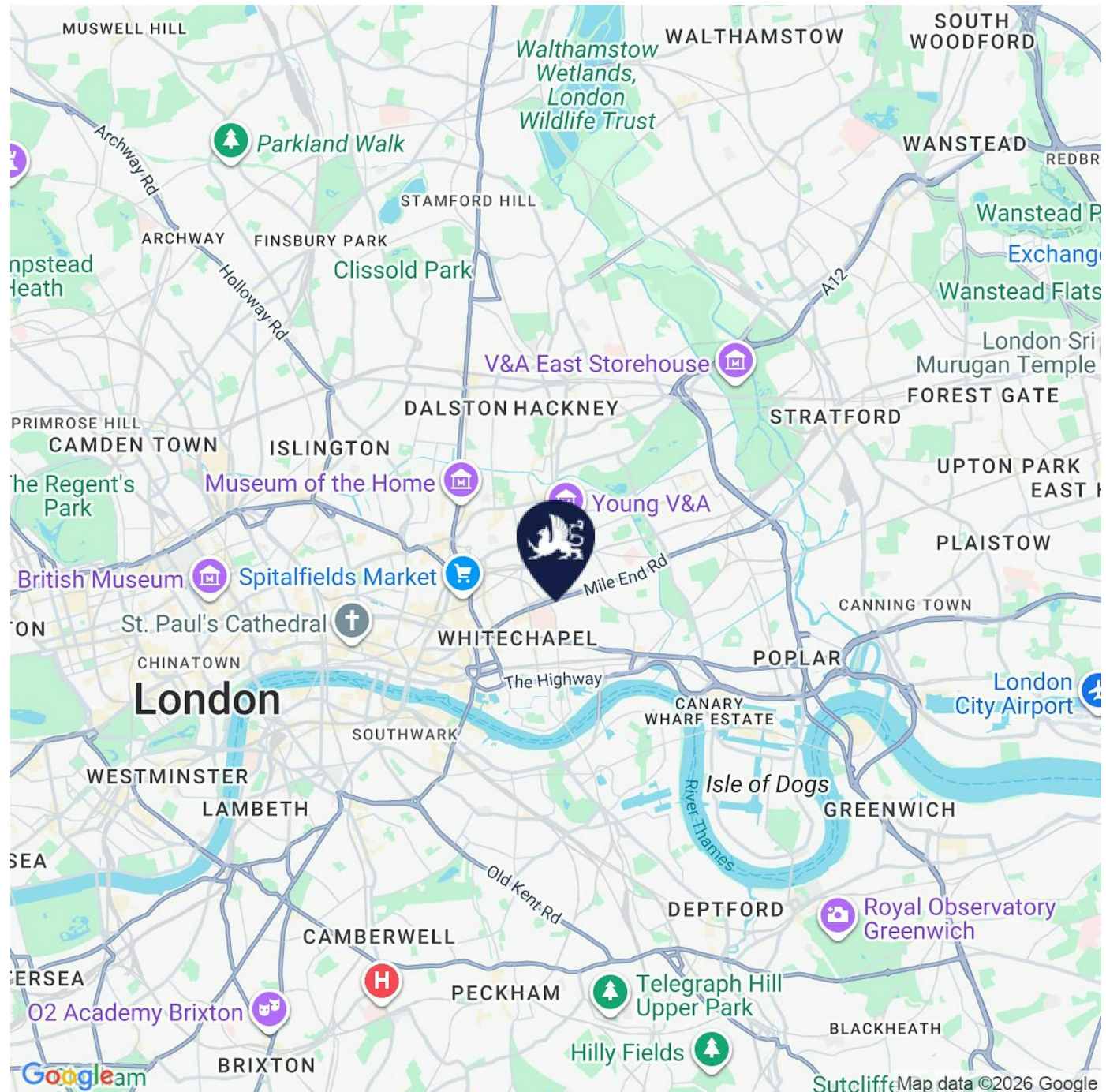
Bethnal Green Rail 0.4 Miles

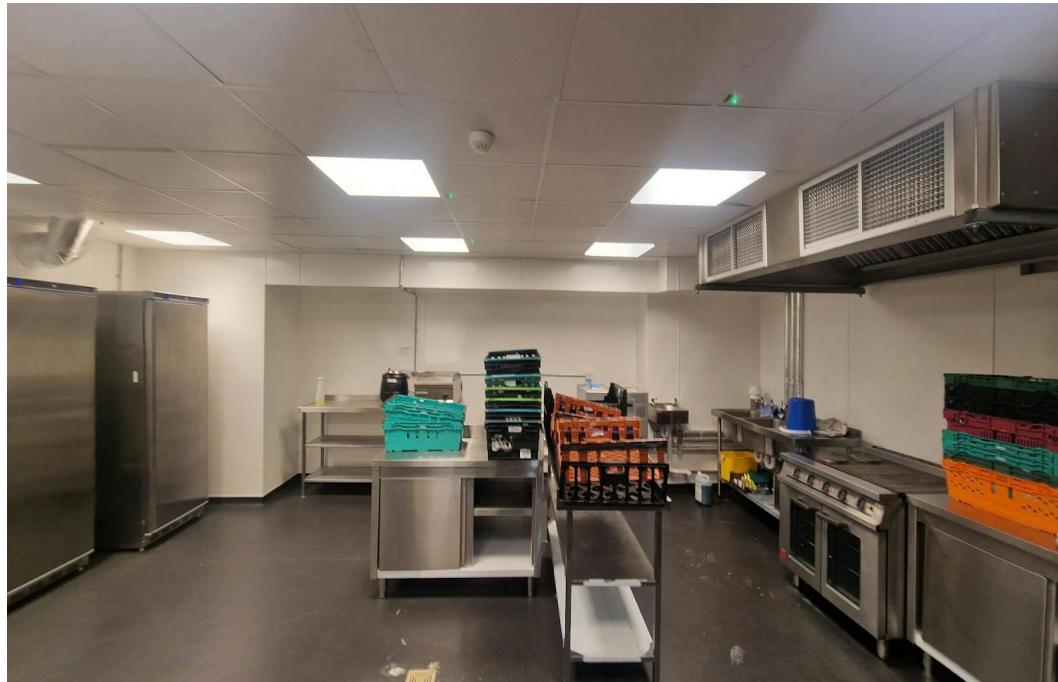
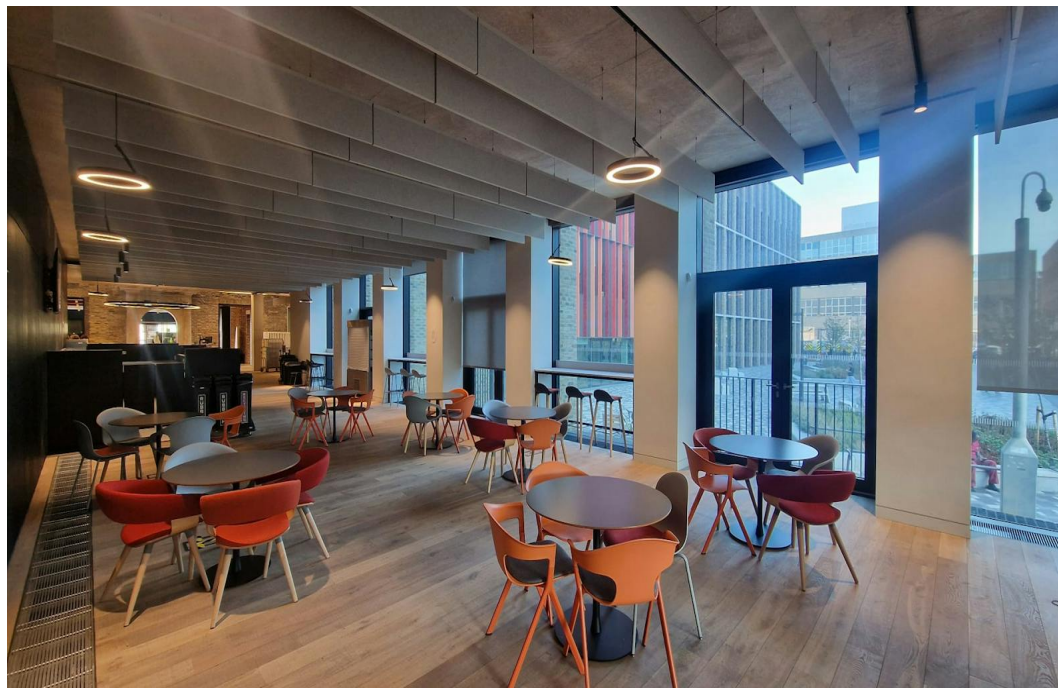


Stepney Green 0.5 Miles



Bethnal Green 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	1,603	148.92	Available
Basement	604	56.11	Available

Viewing & Further Information



Iftakhar Khan
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Rents, Rates & Charges

Lease	New Lease
Rent	£40,000 per annum
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	On application

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