

Commercial Office Space

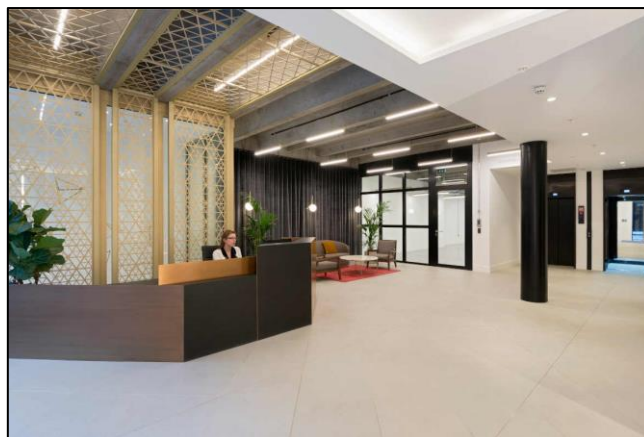
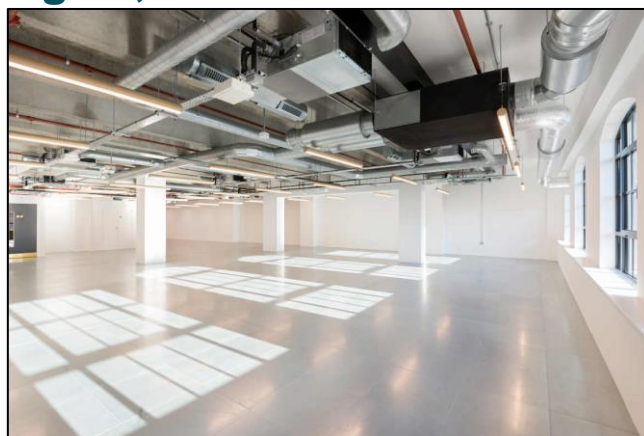
3,630 – 10,902 sq. ft.

New development – Media style office space in Aldgate with 7th floor members lounge & terraces

Only three floors remaining

TO LET

Wool + Tailor, 10 Alie Street, Aldgate, London E1



LOCATION

The building is located in a prominent position on Alie Street, close to the junction with Mansell Street, in the heart of Aldgate. The building is close to St Katherine's Dock and a variety of amenities including Petticoat Lane market. Aldgate Underground Station is moments away, with various other connections only a short walk. Fenchurch Street offers access to National Rail services, while Liverpool Street will further serve the area with the Elizabeth Line opening in 2020.

TRANSPORT

Aldgate (Metropolitan, Circle, Hammersmith and city lines)

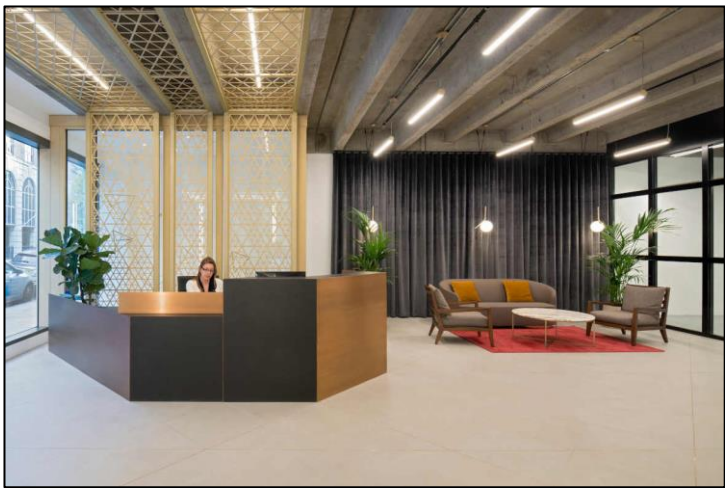
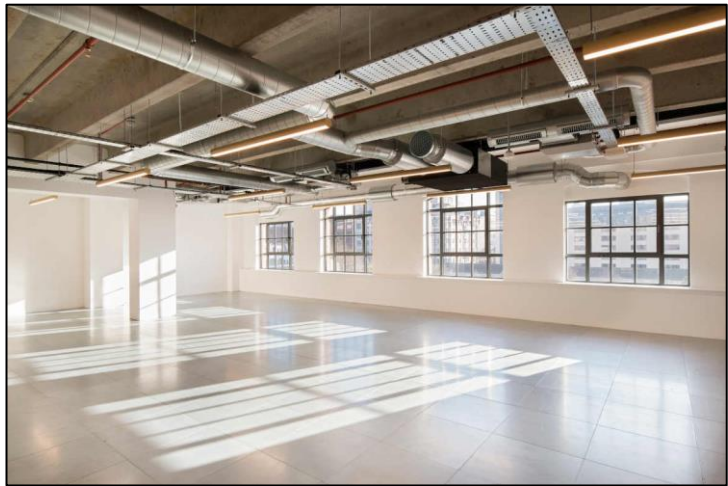
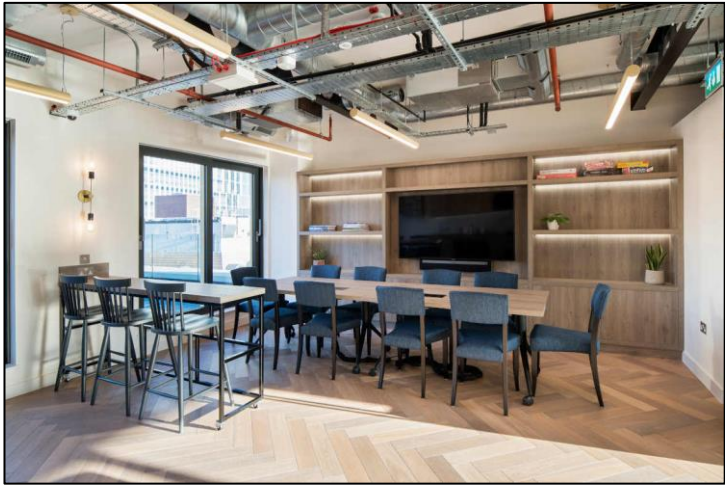
Aldgate East (District and Hammersmith & City lines)

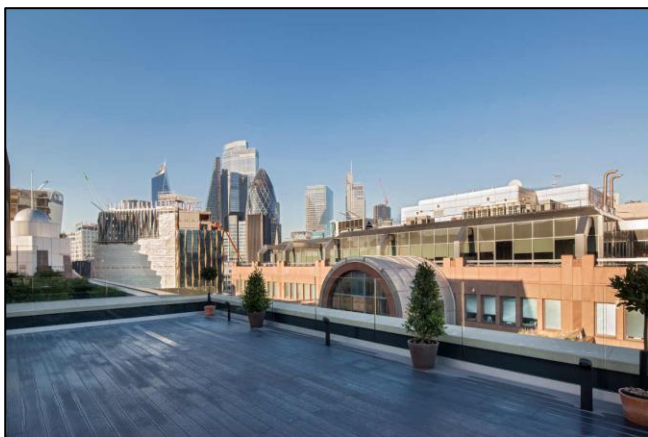
Liverpool Street Station (Central Line, Circle and Metropolitan lines and Mainline services)

Tower Hill (Circle and District lines)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The building has undergone a comprehensive redevelopment program to provide media style office space with a stylish reception area and 7th floor private members lounge benefitting from two substantial roof terraces.

The open plan floors benefit from exposed services, fully accessible raised floors, modern LED lighting and excellent floor to ceiling heights throughout.

The second floor has been fully fitted to include a large board room, 2 meeting rooms and a kitchenette. The office benefits from modern flooring, is furnished with desks and chairs and is fully cabled.

The building also benefits from secure bicycle storage, 4 showers and a drying room.

The final three floors are available now.

AMENITIES

- Full scale refurbishment
- Exposed air conditioning system
- Fully accessible raised floors
- LG7 compliant low energy LED lighting
- 7th floor private members lounge
- Two new passenger lifts
- Demised W/C facilities
- Reception with commissionaire
- Great natural daylight
- 2 communal roof terraces
- Panoramic views on upper floors
- 4 showers and changing room
- Secure cycle storage and lockers

APPROXIMATE FLOOR AREAS

Fourth	3,630 sq. ft.	337 sq. m.
Third	3,636 sq. ft.	338 sq. m.
Second (Fitted)	3,636 sq. ft.	338 sq. m.
Total	10,902 sq. ft.	1,013 sq. m.

LEASE

New FRI leases are available for a term by arrangement.

RENT

Fourth	£55.00 per sq. ft.
Third	£55.00 per sq. ft.
Second (Fitted)	£59.50 per sq. ft.

SERVICE CHARGE

We understand the current service charge is running at approximately £9.00 per sq. ft.

RATES

We understand the rates payable for 2019/20 are estimated at £17 per sq. ft.

Interested parties are advised to verify these figures with the London Borough of Tower Hamlets.

PLEASE CONTACT

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