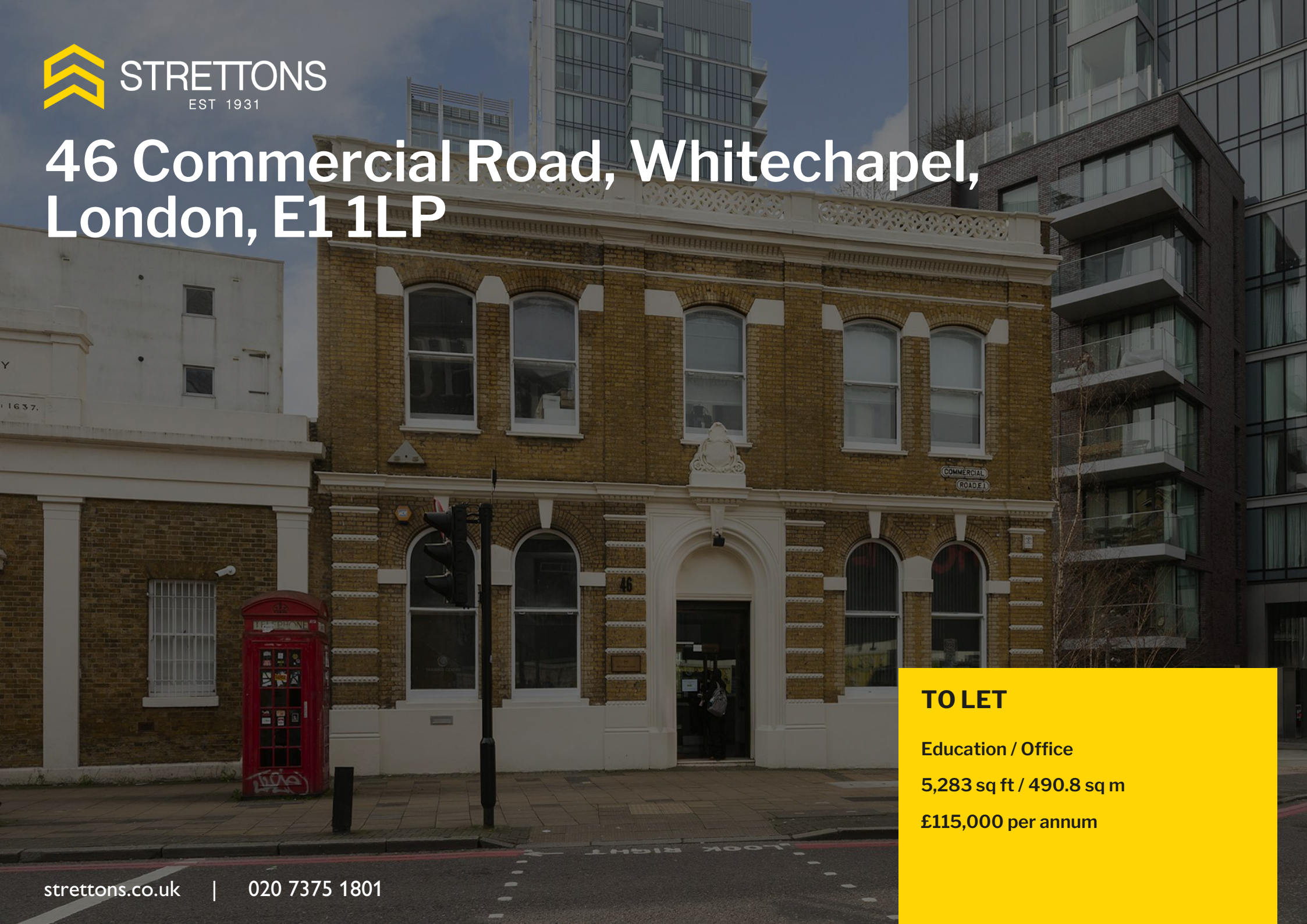


# 46 Commercial Road, Whitechapel, London, E1 1LP



## TO LET

Education / Office

5,283 sq ft / 490.8 sq m

£115,000 per annum



# Unique Self Contained F1 Building To Let (Education/ Training/ Religious Use)



- Fully self-contained building of 5,283 sq ft
- Prominent positioning
- F1 Planning Use
- Suitable for office, charity, medical and retail uses STP
- Grade II Listed with period features
- Private rear yard
- Short walk to Aldgate East Station
- Car parking space by arrangement
- New lease, direct from the Landlord



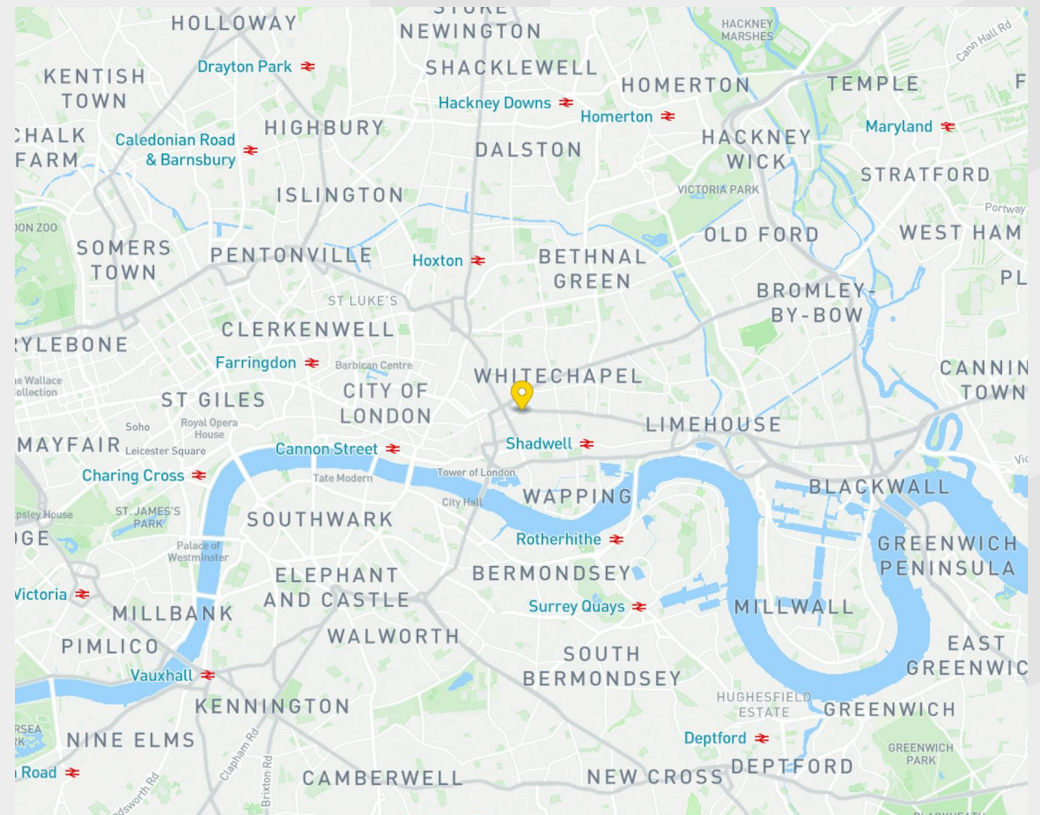


## Description

46 Commercial Road is a unique Grade II Listed character building. It is entirely self-contained and arranged over lower ground, ground, and first floors. The property has very prominent frontage onto Commercial Road as well as a private/ secure rear yard. The building benefits from existing and rarely found F1 planning consent but could suit alternative uses subject to planning.

## Location

The area is well-served by public transport. Aldgate East (Hammersmith & City & District) is a 6-minute walk west. Whitechapel (Hammersmith & City, District, Elizabeth and Overground) and Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan, Elizabeth and Railway) are within 0.6 miles. The building is a 4-minute walk from Goodman's Fields, offering restaurants, fitness facilities, shops, entertainment and green space.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
1st	994	92.35	-	£3.28 /sq ft	n/a	Available
Ground	2,151	199.83	-	£3.28 /sq ft	n/a	Available
Lower Ground	2,139	198.72	-	£3.28 /sq ft	n/a	Available
Building	5,283	490.81	£115,000 /annum	£3.28 /sq ft	n/a	Available

### Tenure

New Lease

### EPC

E

### VAT

Not applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Joe Tallis-Chisnall  
07970 280 653  
joe.tallischnall@strettons.co.uk

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk



#### Further Information

[View on Website](#)

[Floor Plans](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 24/07/2024