



STRETTONS

EST 1931

Unit 1B, Red Lion Row, The Silk District, Whitechapel, London, E1 2JA

TO LET / FOR SALE

**D1 (Non Residential Institutions) / D2
(Assembly and Leisure) / Office**

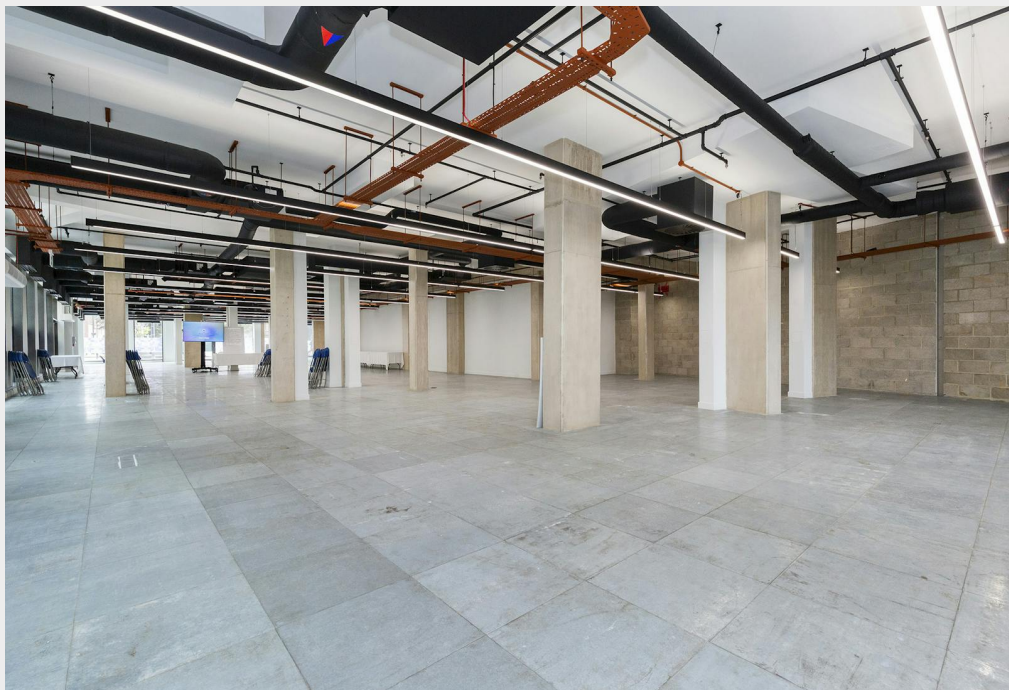
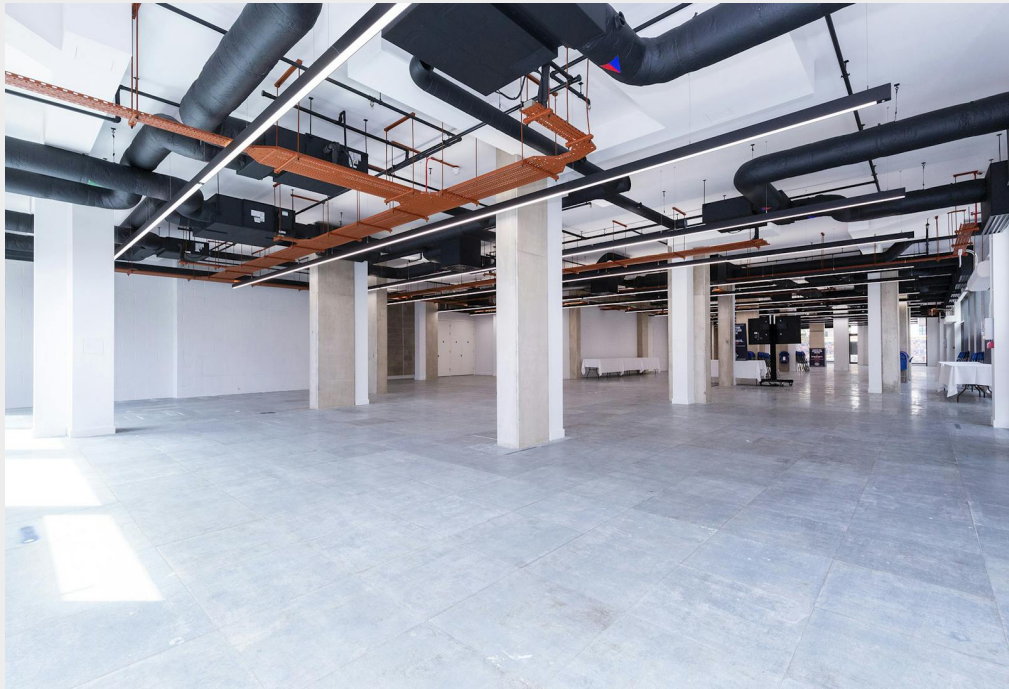
3,038 sq ft / 282.2 sq m

£39.50 per sq ft / Price on application

Unique Opportunity To Buy Or Rent In The Heart Of Whitechapel



- Extensive ground floor frontage with excellent branding opportunity
- 3.8m ceiling heights
- Air conditioning throughout & BREEAM excellent
- Private WC & shower facilities
- Attractive views of open green space and landscaped courtyards
- Raised access flooring and LED lighting

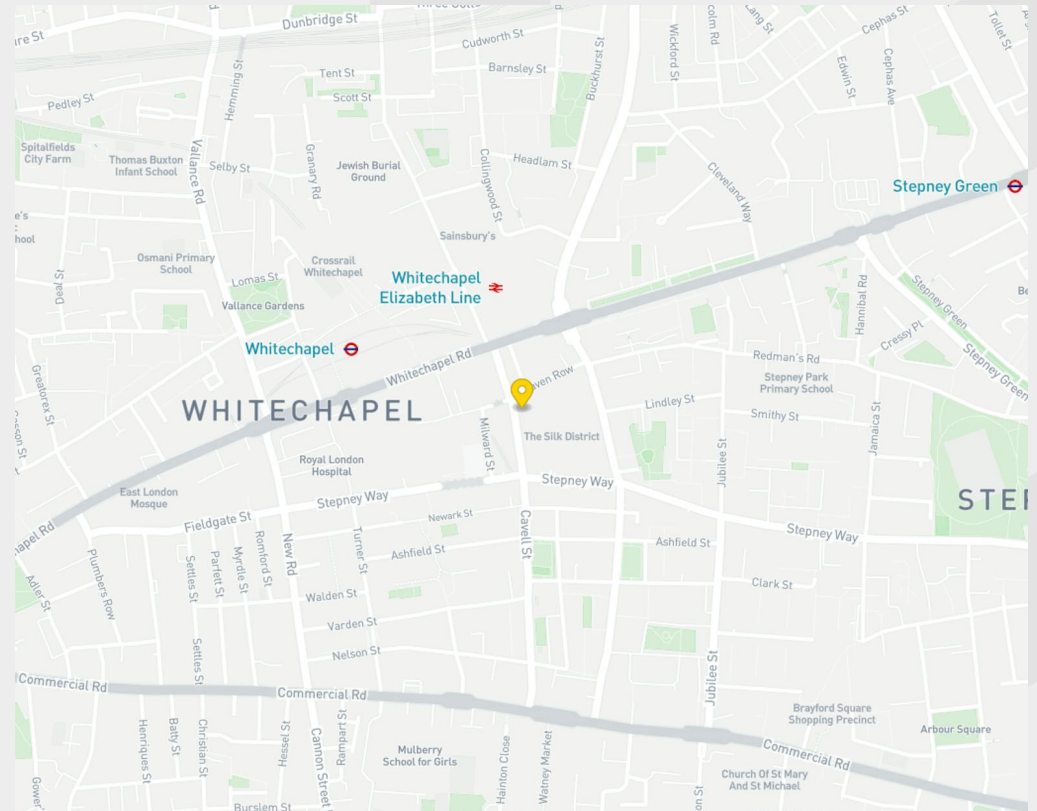


Description

Situated within East London premier mixed-use scheme this ground floor unit benefits from extensive ground floor frontage and access. The unit would be suitable for a range of occupiers due to its impressive ceiling heights and scope for internal re-configuration.

Location

The development occupies a prime position at the heart of the fashionable neighbourhood of Whitechapel and a short distance from the UK's financial powerhouse of the City of London. Whitechapel Station (District and Hammersmith & City Underground Lines, London Overground and the Elizabeth Line) is situated approximately 200 metres from The Silk District and offers excellent connectivity to all areas of London and beyond.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - 1A (Block B)	3,458	321.26	-	poa	£20.50	£2.52	Under Offer
Unit - 1B (Block B)	3,038	282.24	£39.50 /sq ft	poaPrice On Application	£20.50	£2.52	Available

Tenure

New Lease

EPC

B

VAT

Applicable

Configuration

Fitted. CAT A. CAT A

Contacts

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

Jon Cuthbert
07817 657 079
jon.cuthbert@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 01/08/2024

Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Price	Rates Payable (sq ft)	Availability
Unit - 1A (Block B)	3,458	321.26	-	poa	£20.50	Under Offer
Unit - 1B (Block B)	3,038	282.24	£39.50 /sq ft	poaPrice On Application	£20.50	Available

Tenure

New Lease

Configuration

Fitted. CAT A. CAT A

EPC

B

VAT

Applicable

Contacts

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

Jon Cuthbert
07817 657 079
jon.cuthbert@strettons.co.uk

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



STRETTONS

EST 1931

Further Information

[View on Website](#)

[Floor Plans](#)