

# Unit 5, Red Lion Row, The Silk District, London, E1 2JA

## **TO LET / FOR SALE**

Education / Healthcare / Office /  
Showroom

5,465 sq ft / 507.7 sq m

£39.50 per sq ft / Price on application

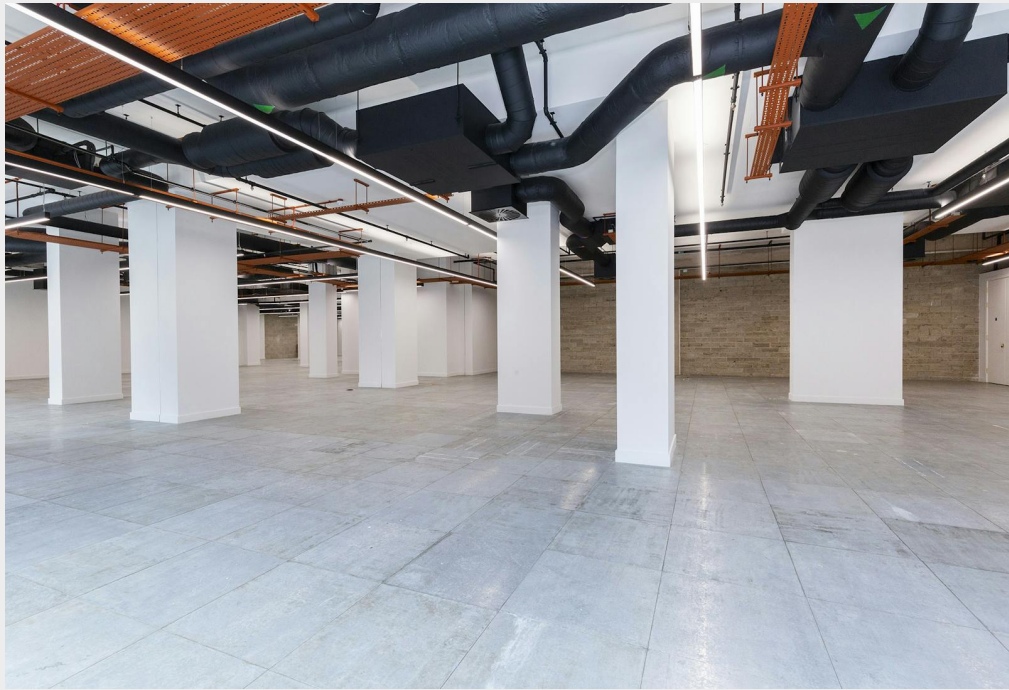


# Unique Opportunity To Buy Or Rent Versatile Media Style Commercial Premises In The Heart Of Whitechapel



- Excellent natural daylight from floor to ceiling glazing
- 3.8m ceiling heights
- 1 acre of landscaped communal outside space
- Recycled raised access flooring and LED lighting
- Ample cycle storage available
- Fitted WC and Shower facilities
- Full air conditioning throughout and BREEAM "Excellent"



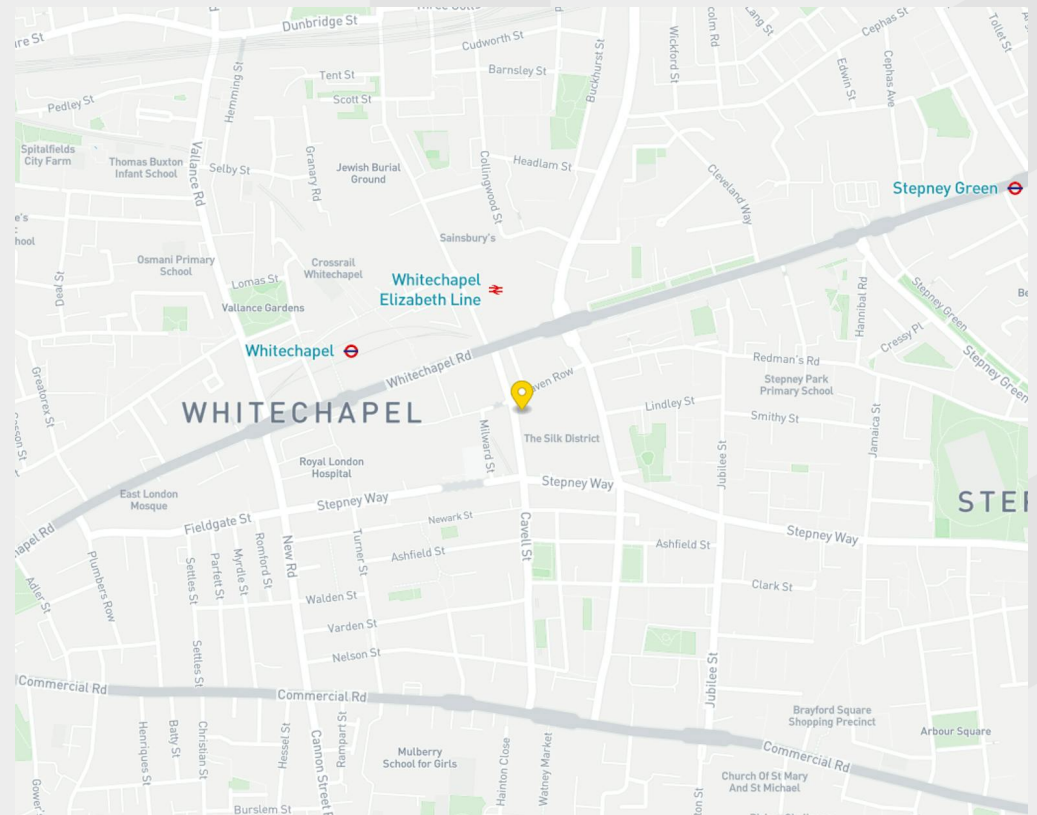
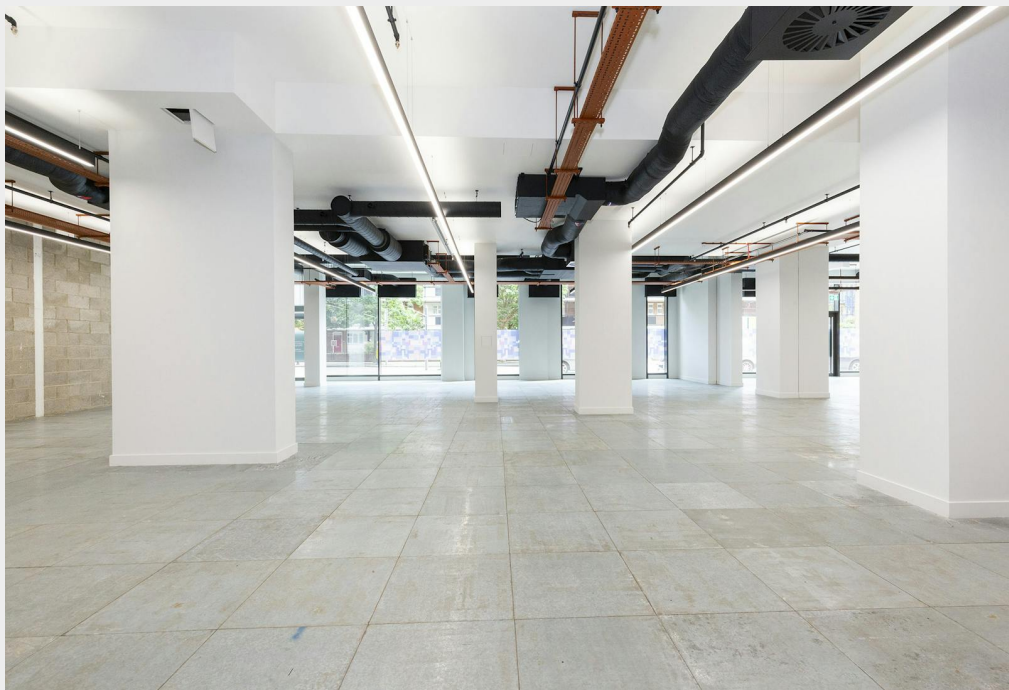


## Description

Located on the ground floor of this impressive mixed use scheme, the premises are accessed from and face onto the beautifully landscaped grounds of the scheme. The unit has been finished to a full Cat A specification, in an open plan format. It benefits from floor to ceiling glazing, a full air conditioning and fresh air ventilation system, suspended LED up and downlighting, cable tray system, fully accessible raised floor and smartly fitted WC facilities with shower. The unit would suit a range of office, educational, fitness, or medical uses, subject to consents.

## 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 (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Unit - 5 (Block B)	5,465	507.72	£39.50	poa	£20.50	£2.52	Available

### Tenure

New Lease / Long Leasehold

### EPC

B

### VAT

Applicable

### Configuration

CAT A

### Contacts

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#### Further Information

[View on Website](#)

[Floor Plans](#)

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