

**BRAND NEW MEDIA  
STYLE WORKSPACE**

**SETTLES STREET  
WHITECHAPEL  
E1**

**3,347 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**




## DESCRIPTION


A former neo-classical office building which has been carefully re-imagined to provide modern, contemporary and characterful space in Whitechapel.


The units boasts amazing natural light and would be of strong interest to a range of media, tech or other creative occupiers.


## AMENITIES

 Air Conditioning

 Concierge

 Passenger Lift

 Fully Fitted

 Bike Storage

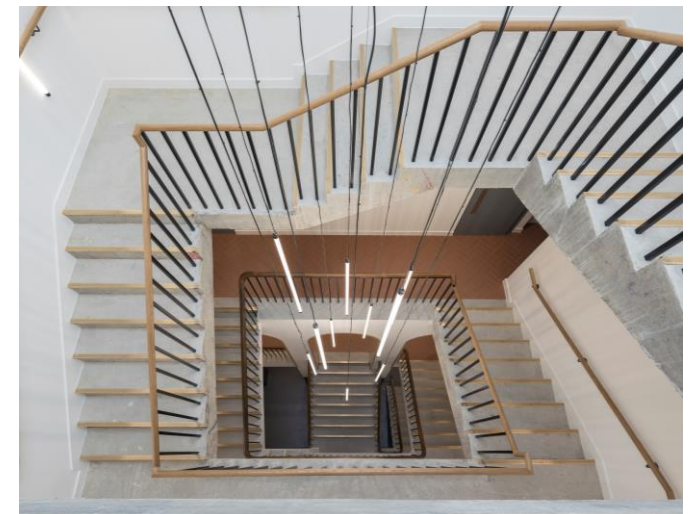
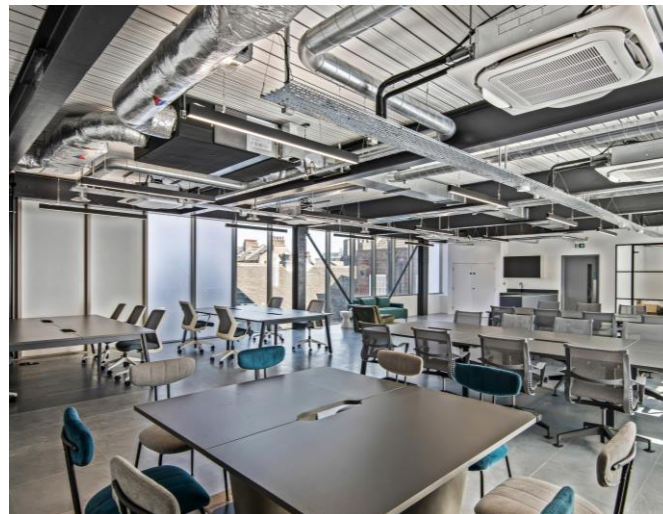
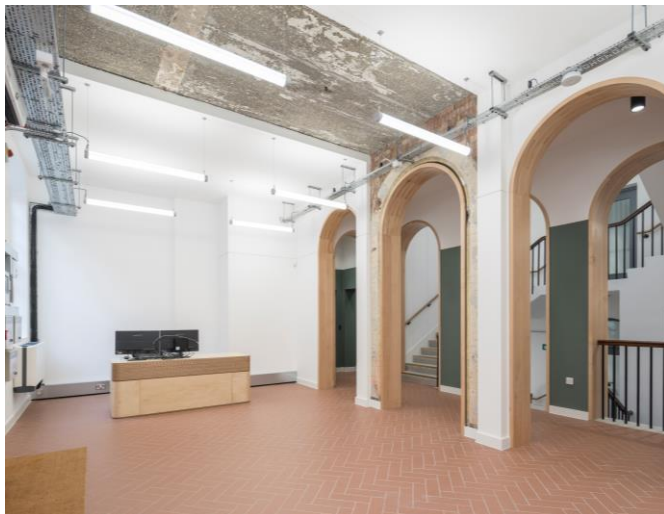
 Shower Facilities

## ARCHITECTURALLY DESIGNED DEVELOPMENT WITH A CONTEMPORARY FINISH



# BELCOR

SETTLES STREET  
WHITECHAPEL E1



## LOCATION

The property is situated in one of London's most exciting a rapidly changing areas. The property is located nearby to London's new Elizabeth line, offering fantastic travel connections across the city and beyond. The property is also spoilt for choice on amenities attractive a variety of occupiers to the local area.

## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT( PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
3 <sup>rd</sup> & 4 <sup>th</sup> Floor	3,347	Available	£45.00	£15.00	£8.00	£18,966
2 <sup>nd</sup> Floor	1,808	Let	£45.00	£20.00	£10.00	£11,300

## TRANSPORT

### WHITECHAPEL

District  
Hammersmith & City  
Elizabeth Line  
Overground

### ALDGATE EAST

District  
Hammersmith & City

## LEASE

A new lease to be contracted outside the  
Landlord &  
Tenant Act

## RATES

The rates given are a guide and Interested  
parties should make their own enquiries with  
the local authority.

## TIMING

Available Immediately

## VAT

VAT is applicable

## VIEWINGS VIA JOINT AGENTS

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### BELCOR

020 7375 3444  
agency@belcor.london  
www.belcor.london

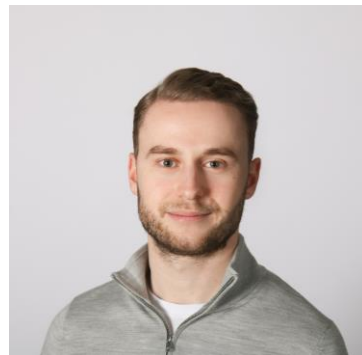
### COMPTON

020 7101 2020

## TEAM

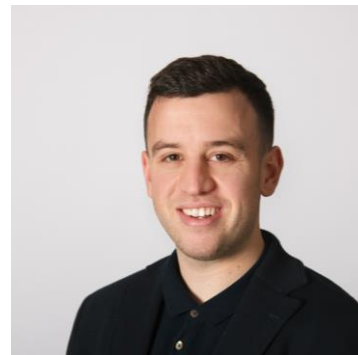
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### JOE MEISEL MRICS AGENCY



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### JAMES DOFFMAN AGENCY



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