

**SELF-CONTAINED  
COMMERCIAL UNITS  
WITHIN A  
CONVERTED  
WAREHOUSE**

**WOOL HOUSE  
WHITECHAPEL,  
E1**

**3,655 — 5,370 SQ FT**

**BELCOR**

**CITY FRINGE REAL ESTATE**



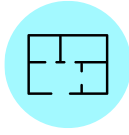
## DESCRIPTION

A significant grade II listed Victorian warehouse building originally constructed circa 1870 and retaining many of its original period features. Every unit is unique in terms of layout & all benefit from a private kitchenette and excellent ceiling heights. Tenants also benefit from an onsite concierge, security and an entry phone system for easy access and convenience.

## AMENITIES



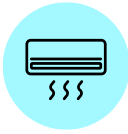
EXCELLENT NATURAL LIGHT



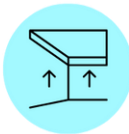
OPEN PLAN



EXCELLENT  
TRANSPORT LINKS



AIR CONDITIONING



GREAT CEILING HEIGHTS



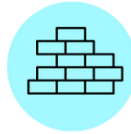
WAREHOUSE STYLE  
FEATURES



FIBRE OPTIC



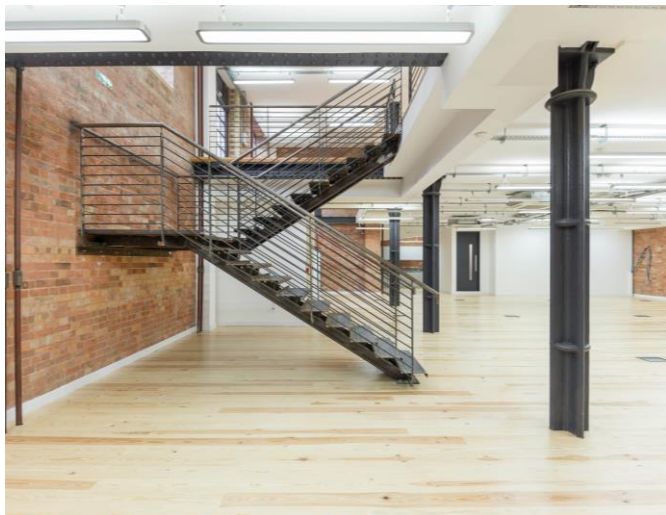
WAREHOUSE STYLE  
FEATURES



EXPOSED BRICK/WORK

## WAREHOUSE STYLE OFFICE SPACE IN WHITECHAPEL





### TRANSPORT

Aldgate East - 8 mins



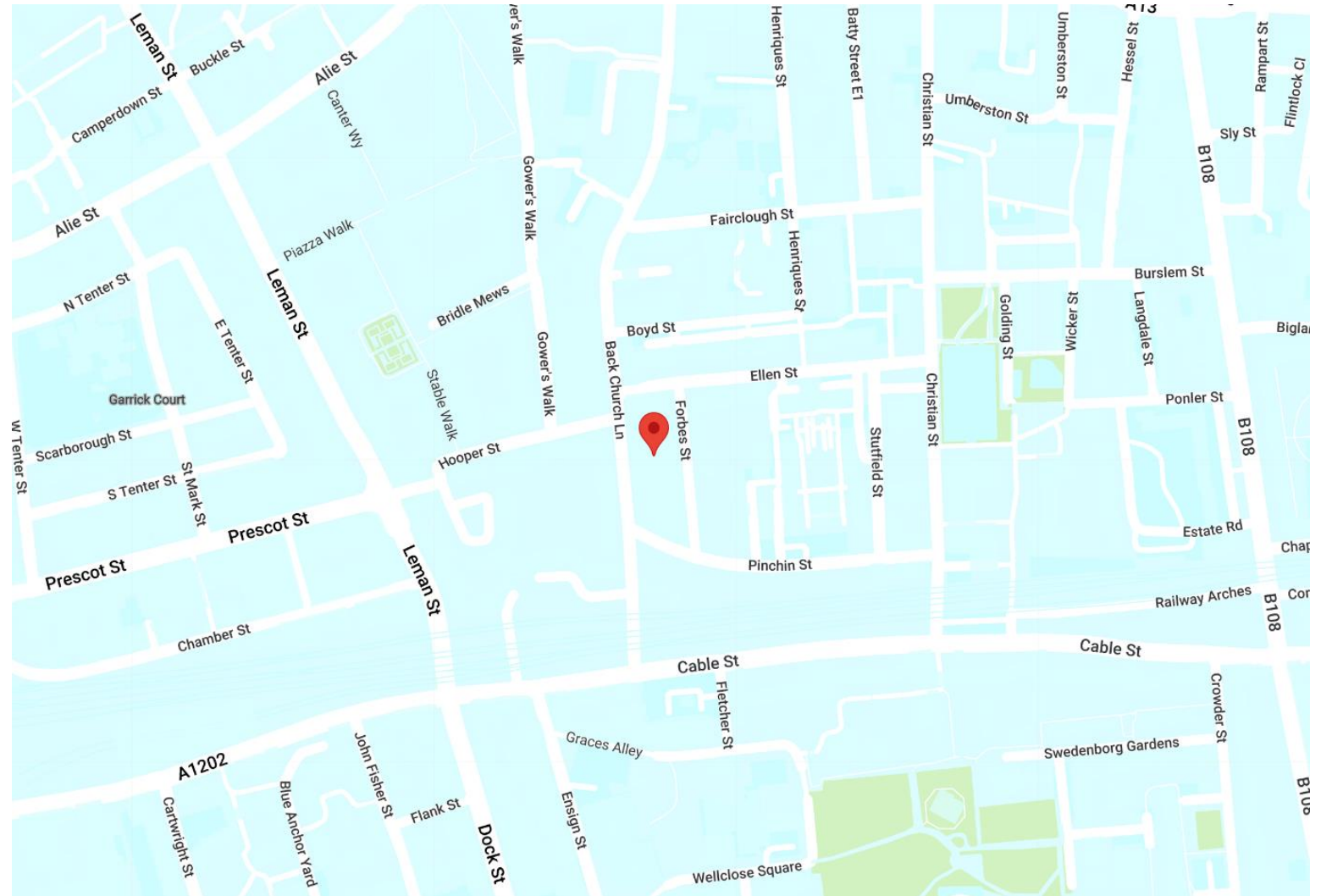
Liverpool Street - 21 mins



### AREA

The property is located on the junction of Back Church Lane and Ellen Street in close proximity to both Commercial Road and Leman Street. The area is well served by public transport links with Aldgate East and Tower Hill Underground stations being just a 10-minute walk away.

### LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 1	3,649	Let	£36.17	£11.34	£2.80	£15,298.43
Unit 2	3,655	Available	£32.50	£12.00	£2.27	£14,245.36
Unit 3	5,370	Available	£35.79	£8.90	£2.03	£20,907.20
Unit 4	4,942	Available	£36.59	£12.00	£2.27	£20,945.84

## LEASE

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

## TIMING

Available immediately.

## CONTENT

View on our website



## LEGAL COSTS

Each party to bear their own costs

## VAT

VAT is applicable.

## VIEWINGS VIA JOINT SOLE AGENTS

### BELCOR

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

### STRETTONS

020 7375 1801

### MARCUS GODFREY AGENCY



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