

**Economical Office Space In Aldgate
Available To Let**



Entire 4th & 5th Floors

4th Floor – 7,859 sq ft

5th Floor – 6,200 sq ft

LOCATION

The building is prominently located on the west side of Mansell Street close to the junction with Aldgate High Street. The area is extremely well served by public transport with Aldgate and Aldgate East stations (Circle, District, Hammersmith & City and Metropolitan Lines) within a easy walking distance and numerous bus routes operating within close proximity.



18 MANSELL STREET LONDON E1 8AA

DESCRIPTION

The 4th floor is fully fitted and furnished. The premises provides up to 8 meeting rooms. All varying in sizes. The rest of the floor is open plan with superb natural light throughout. The space also provides WCs and a shower within the premise.

The 5th floor is currently fully fitted benefitting from demised WCs, a reception area and 3 large meeting rooms in a self-contained area before entering into the main office space. The space is mainly open plan and also has a break out area. The floor provides a generous roof terrace with excellent views of the City of London.



AMENITIES

- Fully fitted
- Fitted kitchen and break out space
- Private meeting rooms
- Air conditioning
- Self-contained offices
- Passenger lift
- Private terrace
- Bike racks
- Communal showers
- Demised WCs



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TERMS

A new lease, directly from the Landlord for a term to be agreed.

AVAILABILITY

Floor	Size (Sq. ft)	Rent (Per Sq. ft)	Rates - 2023 (Per Sq. ft)	Service Charge (Per Sq. ft)	Total Per Annum	Total Per Month
5 th	6,200	£45.00	£13.38	£12.50	£439,456.00	£36,621.33
4 th	7,859	£45.00	£11.98	£12.50	£546,043.32	£45,503.61
Total	14,059				£985,499.32	£82,124.94

VAT

VAT is applicable.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Each unit is immediately available either both together or individually.

Viewings by arrangement through sole agents Noble Harris:

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