

25 WEST TENTER STREET LONDON E1 8DT

SUPERB SELF-CONTAINED BUILDING TO LET **Suitable for a variety of uses including Educational (STP)**



Entire Building
7,246 Sq. Ft. 673 Sq. M.

LOCATION

The building is situated on the west side of West Tenter Street, close to the junction with Tenter Passage. The area is very well served by public transport, with Aldgate and Aldgate East Underground Stations both within a 3 minute walk and numerous bus routes operating within the immediate vicinity.

Local amenities are plentiful including numerous good quality hotels, restaurants and coffee shops.





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ACCOMODATION

This entire building has been comprehensively refurbished to provide bright open plan floors affording the following net approximate areas:

	NIA (Sq. Ft.)
Fifth Floor	440
Fourth Floor	1,156
Third Floor	1,245
Second Floor	1,245
First Floor	1,245
Ground	730
Reception	120
Basement	1,065
<u>TOTAL</u>	<u>7,246</u>

AMENITIES

- Private terrace (on 5th floor and Ground)
- Passenger Lift
- Air conditioned
- Newly redecorated
- Showers
- Great natural light
- WCs on each floor
- New lighting
- New Kitchenettes on each level

TERMS

A new full repairing and insuring lease will be granted for a term to be agreed.

RENT

Rent: £47.50 per sq ft per annum exclusive of rates and VAT.

Approx. rates: £12.00 per sq ft payable
As is customary, interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

Service Charge: TBC

POSSESSION

Available Immediately

Viewings by arrangement through sole agents:-

Noble Harris

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