

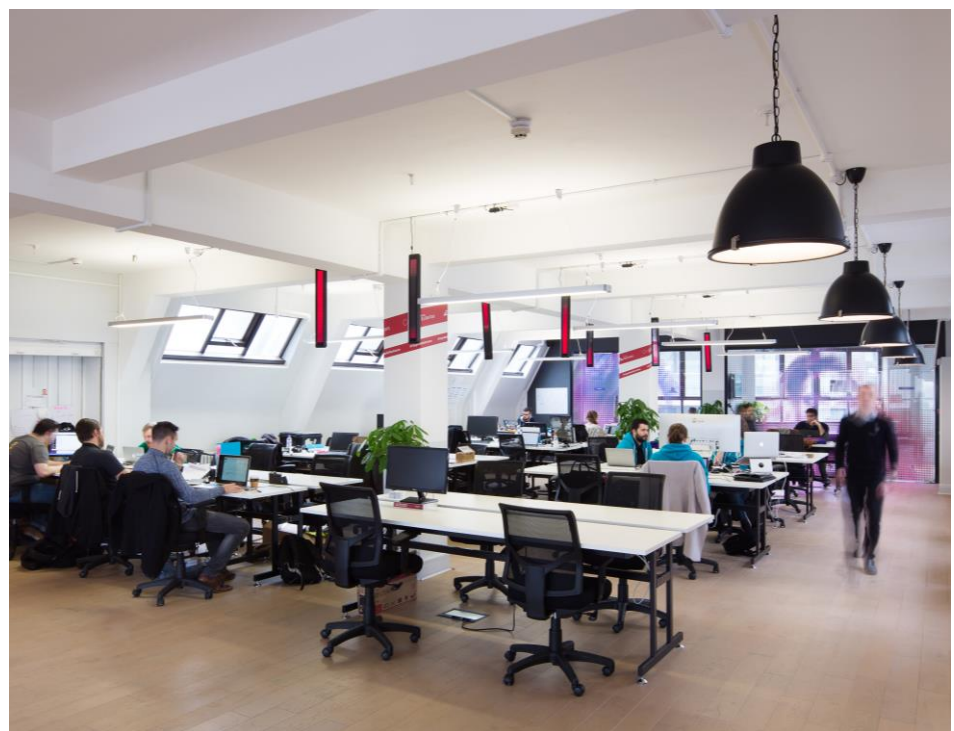
FULLY FITTED OFFICES TO LET 2,737 – 15,274 sq ft

38-40 COMMERCIAL RD, LONDON E1 *Flexible terms available*

Managed contemporary office space moments from Aldgate East Station



“Fully fitted **customisable solutions**, providing **self contained** floors or part floors ranging from 54 to 300 workstations”



“Located at the intersection of the City and Shoreditch, the area is fast establishing itself as the next **tech & innovation hub.**”

Floor	Sq Ft	Standard Capacity (workstations)	From pp/mo	All inc monthly cost (ex VAT)	360 Tour	Comments
Floor 6	2,737	54	£445	£24,030	Click here	Available Dec 2021
Floor 5	2,905	58	£425	£24,650	Click here	Available Sep 2021
Floor 4	3,048	60	£425	£25,500	Click here	Available Oct 2021
Floor 3	3,272	62	£425	£26,350	Click here	Available Now
Floor 2	3,312	66	£400	£26,400	n/a	Available Now
TOTAL	15,274	300				



Fred Pope
+44 7880 242 177
fred.pope@bbgreal.com

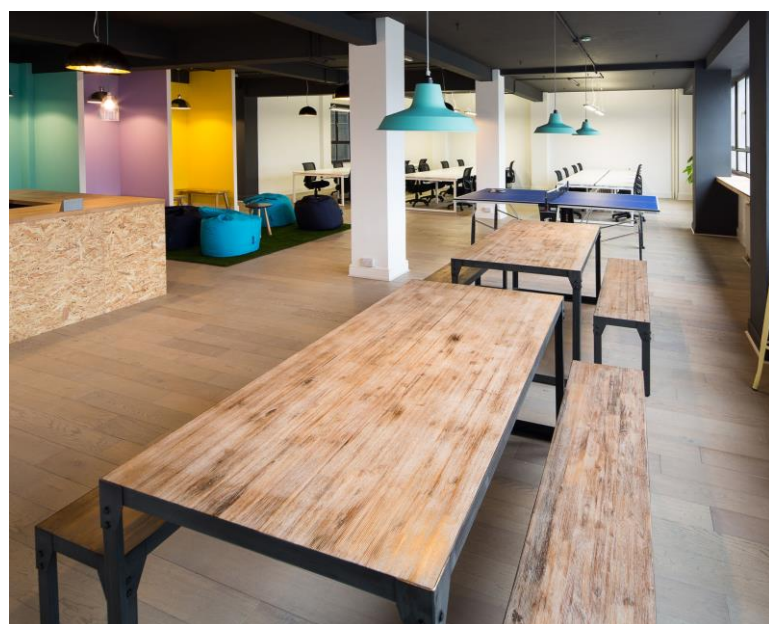
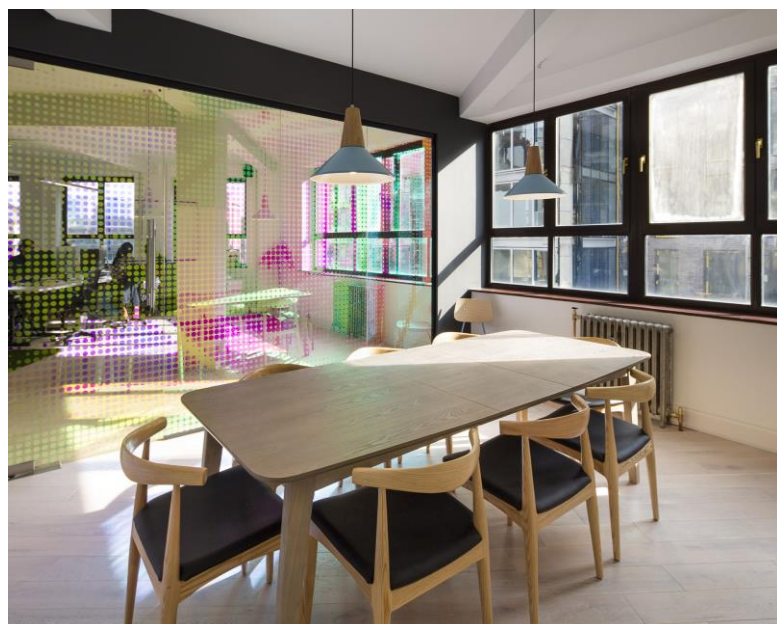
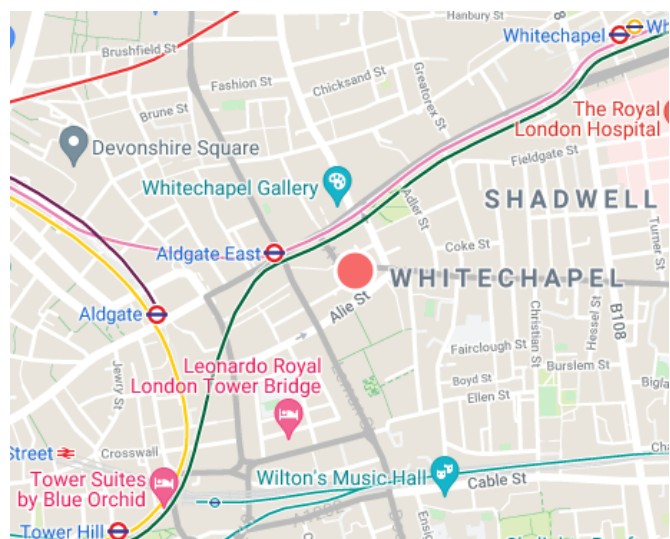


David Alcock
+44 7971 191 972
david.alcock@bbgreal.com



Nick Jones
+44 7584 133 468
nick.jones@bbgreal.com

“Managed offices providing breakout space & meeting rooms”



Building Amenities & Managed Offer

- Air Conditioning
- Exposed Services
- Excellent Natural Light
- Passenger & Goods Lift
- Manned Reception
- Dedicated Meeting Rooms
- 24/7 Access
- **Ultra Fast** Dedicated Broadband Options
- Showers/ Bike Racks
- ‘The Loading Bay’ Event Space Available To Hire.
- Customisable Fully Fitted & Furnished Layouts
- Dog Friendly
- Additional Smaller Suites To Allow Flexing
- Break Out Areas
- Free Coffee/ Fully Stocked Kitchens
- Cleaning/ Utilities inc
- Community Managers

EPCs available upon request

bbg
real estate advisers

+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.