

Office - Aldgate, E1

TO LET

Cornell Building, 22 Plumbers Row,
Aldgate, London, E1 1EZ

Harston & Co

For more information call us
on 020 3371 0061



Highlights

- Ground-floor commercial unit in a prime part of Aldgate, E1
- Approximately 3,549 square feet (329.71 square metres)
- Available with a new lease and no premium
- Suitable for a range of uses
- EPC Rating - D

Location

Located in Aldgate north of Commercial Road (A13) and south of Whitechapel Road on Plumbers Row at the junction with Coke Street. It is well positioned to serve the City of London, Shoreditch and the surrounding residential areas. Aldgate East station is 0.3 miles away and is on the Hammersmith & City line and District line. Whitechapel station is 0.4 miles away and is on the District, Hammersmith & City lines, the East London Overground line. Numerous bus routes serve the area.

Please note all times and distances given are approximate only.

Description

A ground floor commercial unit most recently occupied by a training centre. The property measures 3,549 square feet (329.71 square metres) and we understand has Class E planning consent. It would be suitable for a range of uses subject to the appropriate consents being obtained. The unit benefits from excellent return frontage, separate male and female w/c, kitchenette, suspended ceiling, air-conditioning, and carpeting.

Please note that the sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

Business Rates

2017 Ratable Value: £94,000
UBR (2021/22): 53.2p/£
Rates Payable: £50,008

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Tower Hamlets business rates department.

Terms

The property is available with a new FRI lease at £85,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£85,000 per annum

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