

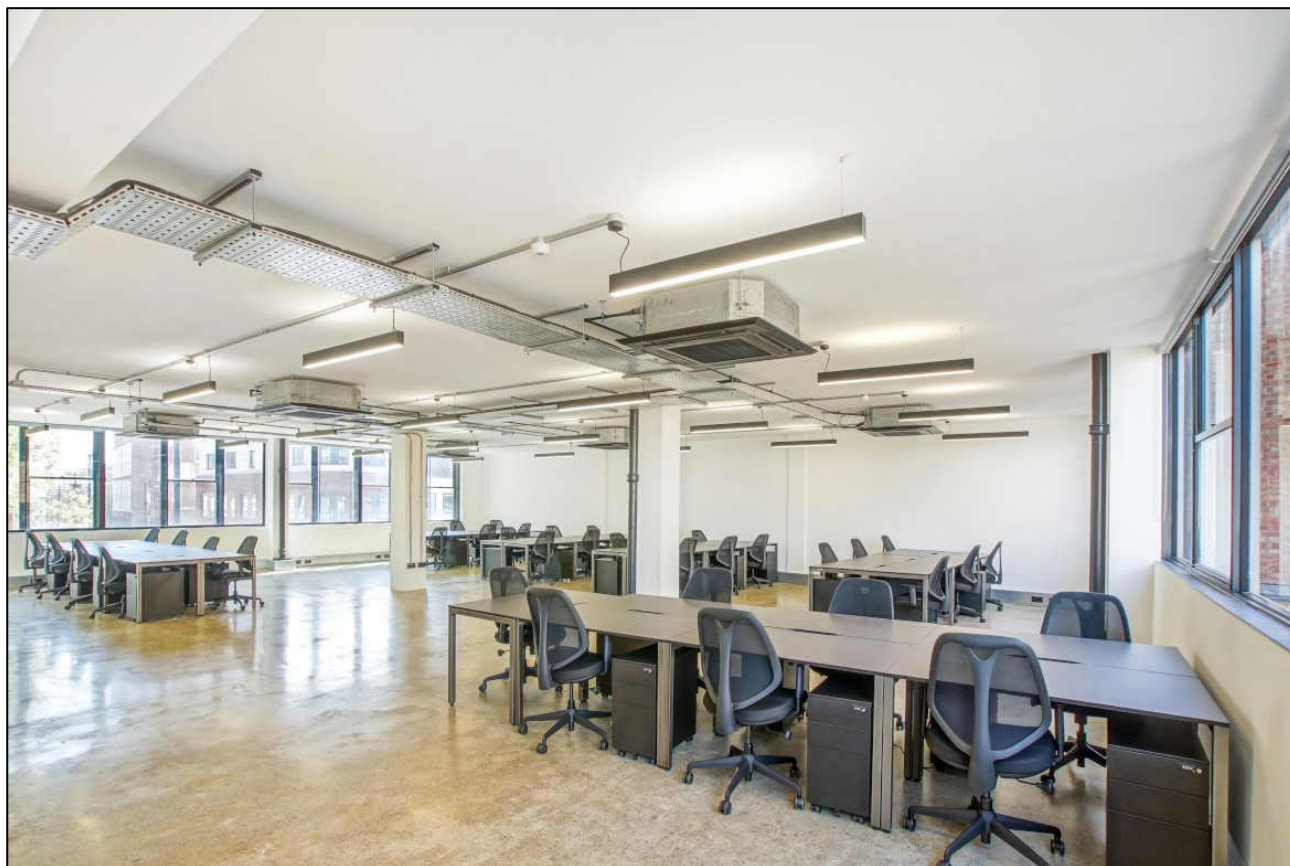
Commercial Office Space

2,015 sq. ft. / 187.20 sq. m.

**Media style office in the heart of Whitechapel**

# TO LET

**E1 Studios, 7 Whitechapel Road, London E1 1DU**



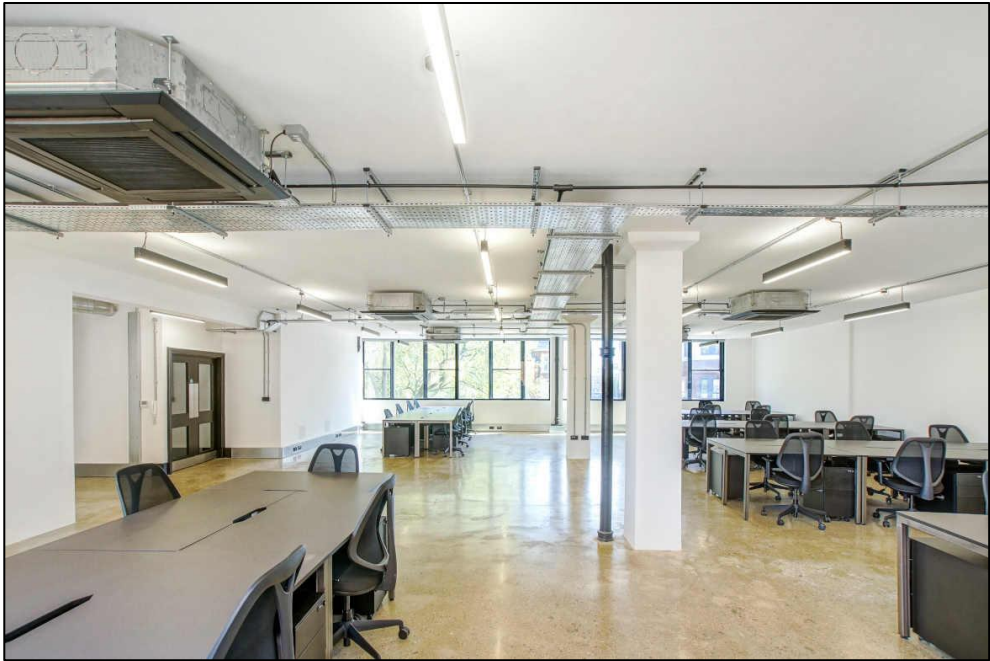
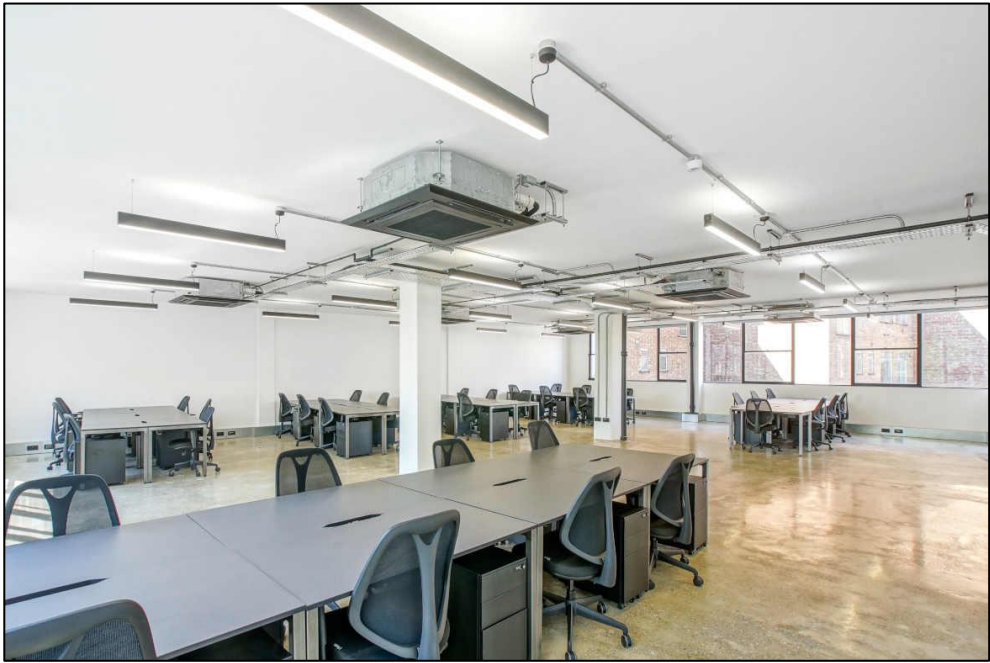
## LOCATION

E1 Studios is located to the East of the City, close to Brick Lane and Aldgate East station. The immediate area is cultural hotspot experiencing a reawakening, drawing start-ups and established companies to the area.

Transport links and local amenities are excellent. You are truly spoilt for choice with a fantastic range of bars, restaurants, coffee shops and leisure facilities. Altab Ali Park is on the doorstep, providing a popular green space frequented by local office workers.

## TRANSPORT

Aldgate East Station	(District & Hammersmith and City lines)
Aldgate Station	(Circle & Metropolitan Lines)
Whitechapel	(District, Hammersmith and City lines & Overground)
Liverpool Street	(Central, Circle, Hammersmith and City & Metropolitan lines & National Rail)
Shoreditch High Street	(National Rail & Overground)





## DESCRIPTION

E1 Studios is a hub of creative and professional companies.

The available office features polished concrete floors, air-conditioning and LED lighting.

The office is fully cabled for both power and IT and provides superfast fibre connectivity with a quick connection.

Parking is also available by way of a separate arrangement.

## AMENITIES

- Bright open plan floorplate
- Polished concrete floor
- Air conditioning
- LED lighting
- Superfast fibre with quick connection
- Fully cabled perimeter trunking (Power & IT)
- Capped off services
- Secondary glazing
- Bike storage
- Parking (by separate arrangement)
- Showers
- Goods lift

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	2,015	187.20

## LEASE

A new lease is available for a flexible term by arrangement.

## RENT

Floor	Per annum	Per Sq. Ft.
Second	£72,540	£36.00

## SERVICE CHARGE, UTILITIES & INTERNET

Floor	Per annum	Per Sq. Ft.
Second	£37,479	£18.60

## BUSINESS RATES

Business rates payable for 2023/24 equate to approximately:

Floor	Per annum	Per Sq. Ft.
Second	£17,768.55	£8.82

Interested parties are expected to satisfy themselves in respect of business rates obligations, either through VOA or London Borough Tower Hamlets.

## TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Second	£127,791	£10,649.28

## PLEASE CONTACT

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