

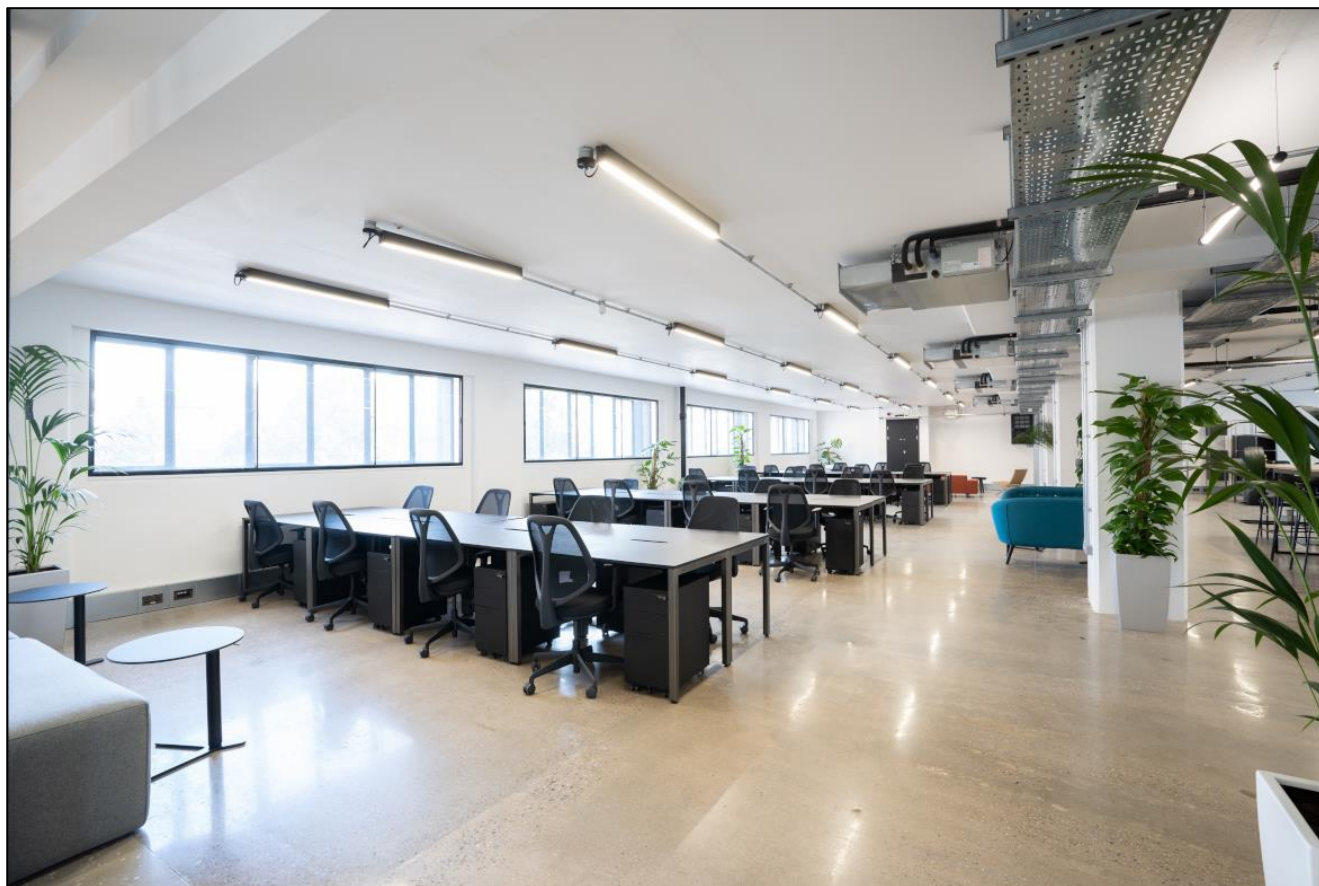
Commercial Office Space

3,863 sq. ft. / 358.88 sq. m.

Turnkey media style office in the heart of bustling Whitechapel

TO LET

East London Works, 75 Whitechapel Road, London E1 1DU



LOCATION

East London Works 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 (District and Hammersmith & City lines)

Whitechapel (District, Elizabeth and Hammersmith & City lines and Overground)

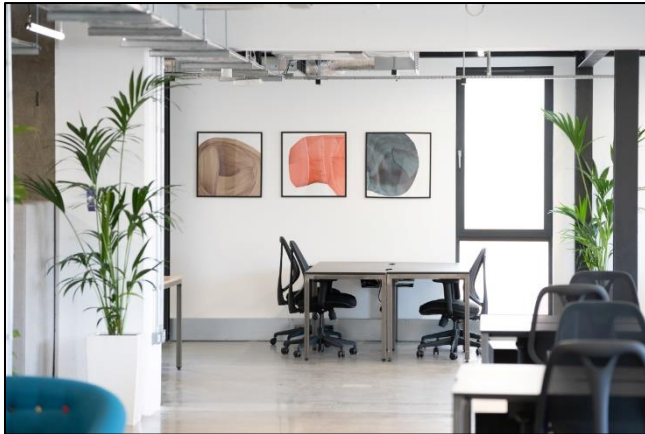
Aldgate (Circle and Metropolitan lines)

Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Shoreditch High Street (Overground and National Rail)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The second floor offers a fantastic open plan office space which has been furnished and dressed, offering a turnkey solution.

AMENITIES

- Bright, open plan floorplate
- Furnished and dressed with 52 desks
- Break out and meeting furniture
- High ceiling
- Air conditioning
- Superfast fibre with quick connection
- Fully cabled (Power & IT)
- LED lighting
- Polished concrete floor finish
- Demised Kitchen
- Demised W/Cs
- Showers
- Large passenger lift
- Bike storage

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	3,863	358.88

LEASE

Two-year tenancy agreement with rolling break options after 6 months.

Alternatively, a longer lease for a term by arrangement.

RENT

Floor	Per sq. ft.	Per Annum
Second	£27.50	£106,233

SERVICE CHARGE

Floor	Per sq. ft.	Per Annum
Second	£7.52	£29,049.76

RATES

Floor	Per sq. ft.	Per Annum
Second	£8.63	£33,337.69

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Second	£168,600	£14,050

PLEASE CONTACT

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