

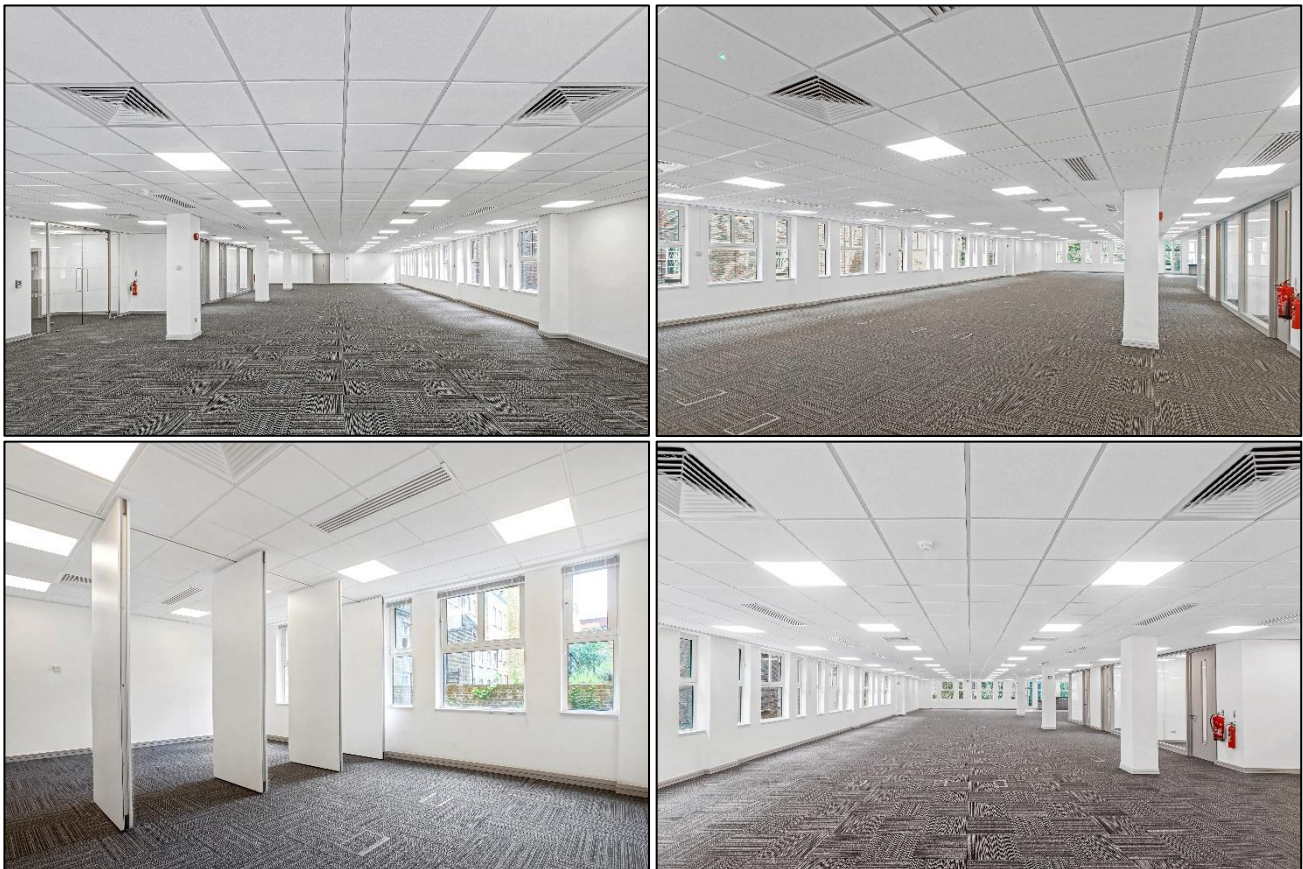
Commercial Office Space

4,568 sq. ft. / 424 sq. m.

Newly refurbished & fitted office suite to let in Aldgate – Rent £39.50 per sq. ft.

TO LET

50 Lemman Street, Aldgate, London E1 8EU

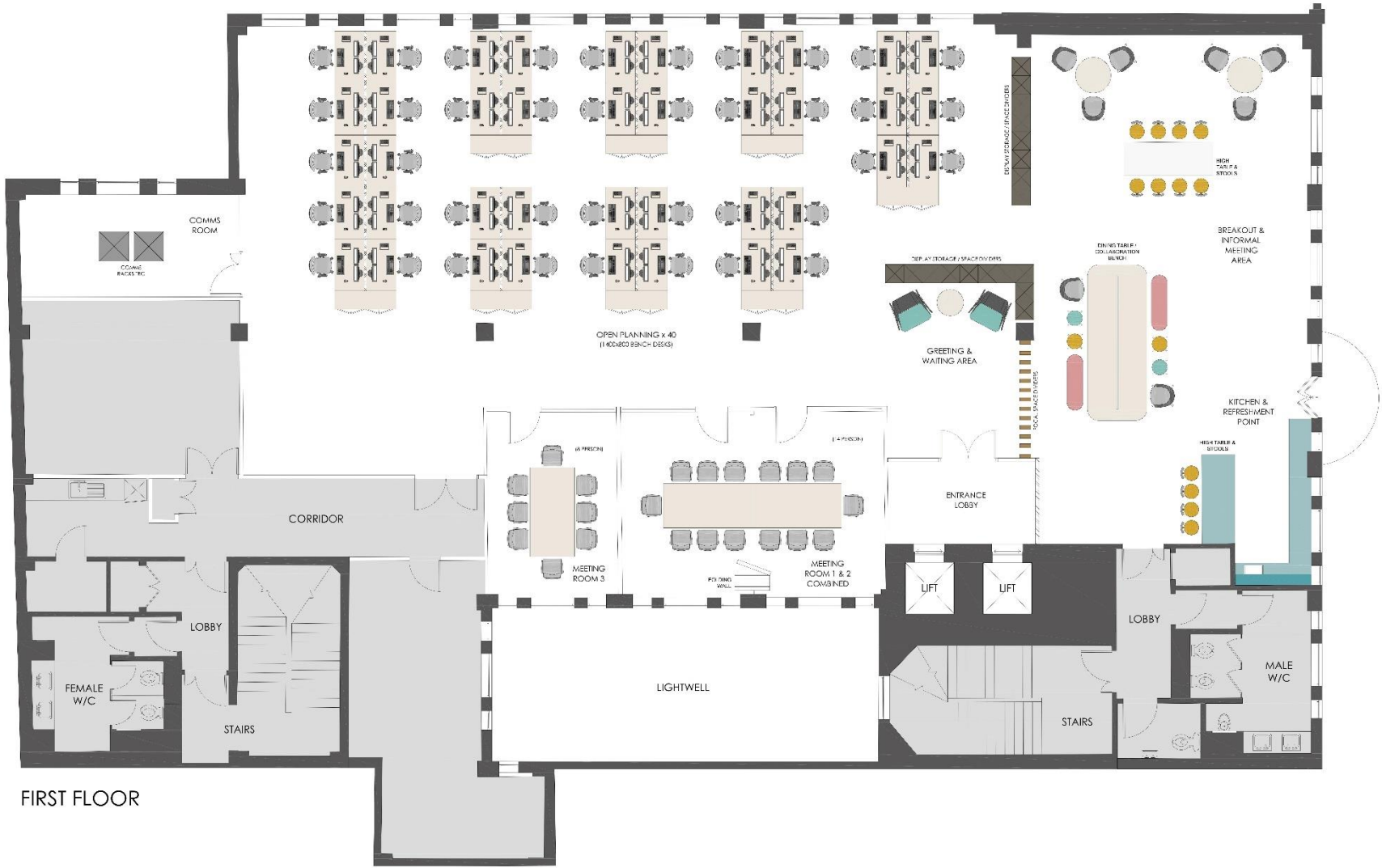


LOCATION

50 Lemman Street is located in the heart of Aldgate, adjacent to BT's One Braham Building and benefitting from excellent transport links into the City and further afield. The immediate area provides a wealth of amenities including numerous cafes, restaurants and bars.

TRANSPORT

Aldgate (Circle and Metropolitan lines)
Aldgate East (District and Hammersmith & City lines)
Fenchurch Street (National Rail)



FIRST FLOOR



DESCRIPTION

This open plan office suite provides newly refurbished, fully fitted space with 3 private offices / meeting rooms. The space also benefits from 2 brand-new kitchens and is to be furnished to accommodate 40 desks.

The suite benefits from good natural daylight, as well as LED lighting, air conditioning and power and data cabling under a fully accessible raised floor.

AMENITIES

- Reception with commissionaire
- Newly refurbished
- Open plan office space
- Power and data cabling
- Meeting rooms / private offices
- Air conditioning
- WCs
- Bike racks
- 2 x fitted kitchens
- Fibre connectivity

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	4,568	424

LEASE

A new lease is available for a term by arrangement.

RENT

Floor	Per Annum*	Per sq. ft.*
First	£180,500	£39.50

SERVICE CHARGE

Floor	Per Annum*	Per sq. ft.*
First	£45,451	£9.95

RATES

Rates payable from 1st April 2024 are:

Floor	Per Annum	Per sq. ft.
First	£71,882	£15.74

Interested parties must contact The London Borough of Tower Hamlets to satisfy themselves to the accuracy of these figures.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
First	£298,000	£24,830

PLEASE CONTACT

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*VAT is payable on Rent & Service Charge