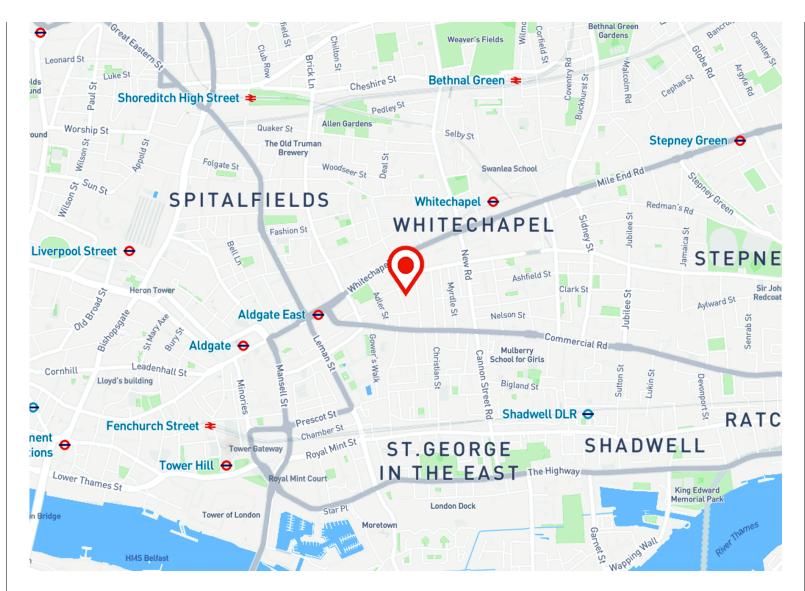


Whitechapel

The Spaceworks 21 Plumbers Row E1 1AG

Fully-Fitted Self-Contained Ground And Lower Ground Floors Office Space For Rent In The Heart Of Whitechapel

For Rent 9,476 ft²



Location

Located within this vibrant City Fringe location, Aldgate East and Whitechapel stations are within a 5-minute walk providing access to the District Line, Hammersmith & City line and forthcoming Crossrail services. Plumbers Row is situated less than a mile from Spitalfields, Shoreditch and the City, some of London's most sought-after locations. This provides a wide range of retailers and eateries within a short walking distance, as well as being amongst a host of leading office occupiers.

${\sf Whitechapel}$

The Spaceworks 21 Plumbers Row E1 1AG

Fully-Fitted Self-Contained Ground And Lower Ground Floors Office Space For Rent In The Heart Of Whitechapel

For Rent 9,476 ft²



$White {\tt chapel}$

The Spaceworks 21 Plumbers Row E1 1AG

Fully-Fitted Self-Contained Ground And Lower Ground Floors Office Space For Rent In The Heart Of Whitechapel

For Rent 9,476 ft²



$White {\tt chapel}$

The Spaceworks 21 Plumbers Row E1 1AG

Fully-Fitted Self-Contained Ground And Lower Ground Floors Office Space For Rent In The Heart Of Whitechapel

For Rent 9,476 ft²









Whitechapel

The Spaceworks 21 Plumbers Row E1 1AG

Fully-Fitted Self-Contained Ground And Lower Ground Floors Office Space For Rent In The Heart Of Whitechapel

For Rent 9,476 ft²

Amenities

- High quality media style fitout
- Private terraces
- Comfort cooling
- Modern lighting
- Fully accessible raised floors
- Shower facilities
- Dual B1 office & D1
 Educational use classes
- In excess of 3m floor to ceiling heights throughout
- Self-contained entrances
- Nearest stations Whitechapel, Aldgate East &
 Aldgate

Description

Comprising fully-fitted media style accommodation arranged over raised ground and lower ground floors around a sunken central courtyard. The premises benefits from self-contained entrances, prominent frontage, good natural light, in excess of 3m ceiling heights throughout and a private outdoor terrace area. The premises is offered as fully-fitted accommodation with meeting rooms, bike storage, furniture and multiple break out areas.

Whitechapel

The Spaceworks 21 Plumbers Row E1 1AG

Fully-Fitted Self-Contained Ground And Lower Ground Floors Office Space For Rent In The Heart Of Whitechapel

For Rent 9,476 ft²

Content

View in Virtual Reality



Terms

The premises is available on a sub-lease expiring on 9th August 2023, to be contracted outside the Landlord & Tenant Act 1954 Part II (as amended). Alternatively, a shorter or longer term would be considered

Possession

Available

Legal Costs

Each party to bear their own legal costs in this transaction

VAT

The property is elected for VAT

Local Authority

The London Borough of Tower Hamlets

Whitechapel

The Spaceworks 21 Plumbers Row E1 1AG

Fully-Fitted Self-Contained Ground And Lower Ground Floors Office Space For Rent In The Heart Of Whitechapel

For Rent 9,476 ft²

Floor Areas & Outgoings

The accommodation comprises of the following:

Name	Sq ft	Rent	Rates Payable	Service Charge	Availability
Ground - Fully-fitted	4,655	roa	£12.38 /sq ft	£3 /sq ft	Under offer
Lower Ground - Fully-fitted	4,821	roa	£12.38 /sq ft	£3 /sq ft	Under offer
Total	9,476				

Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Joshua Miller jm@compton.london 07917 725 365

Elliott Stern es@compton.london 07834 918700



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 27 Old St, London ECIV 9HL Generated on 14/06/2021