

# Compton

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## Whitechapel

The Spaceworks  
21 Plumbers Row  
E1 1AG

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

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**For Rent**  
9,476 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



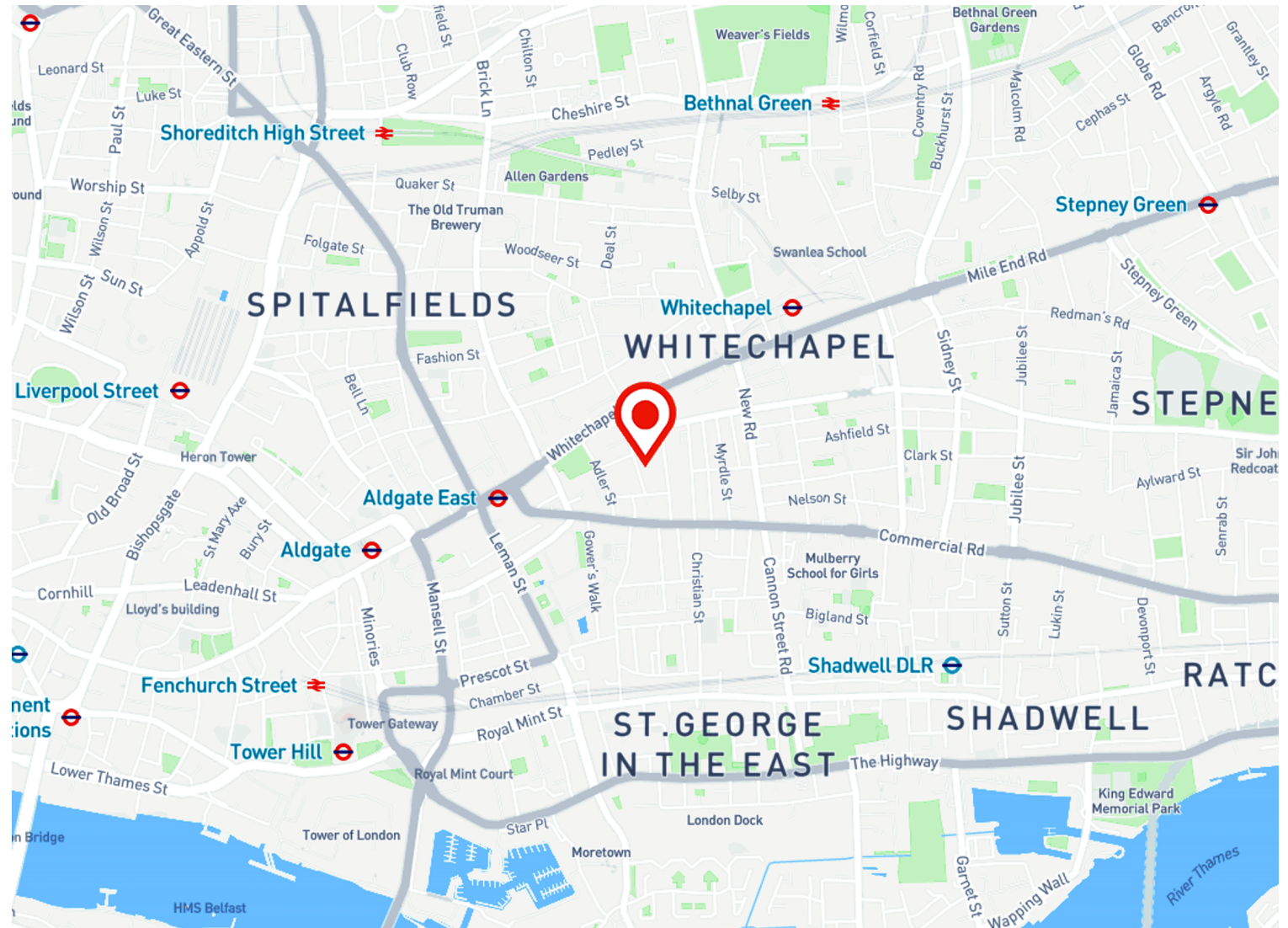
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## Location

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.

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Main Office Space

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## Amenities

- High quality media style fit-out
- 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

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## 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.

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## Content

View in Virtual Reality



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## 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

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## Floor Areas & Outgoings

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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				



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## Contact Us

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

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07917 725 365

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