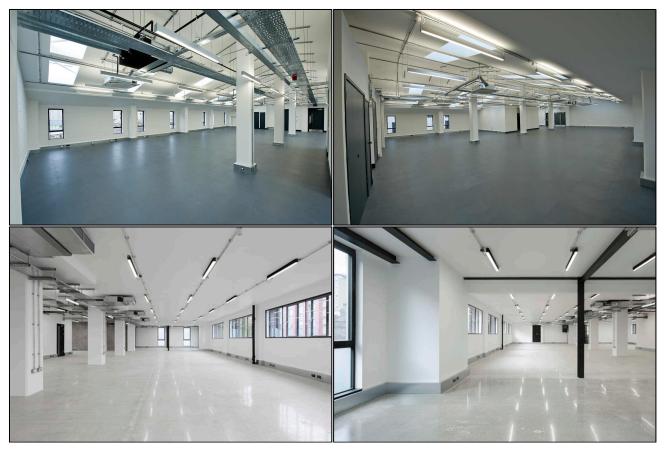


Commercial Office Space 3,863 – 7,808 sq. ft. / 358.88 – 725.38 sq. m. **Refurbished media style offices in the heart Whitechapel**

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.

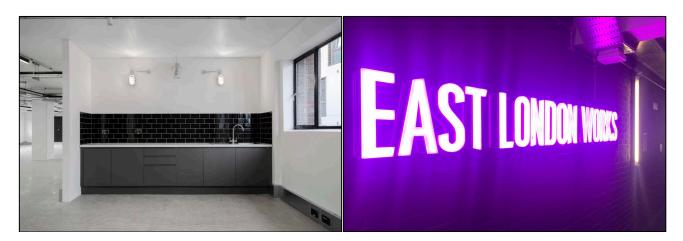
Transport links are local amenities are excellent. You are truly spoilt for choice with a fantastic range of bars, restaurants, coffee shops and leisure facilities. Altab Ali Park is on the doorstep, providing a popular green space frequented by local office workers.

TRANSPORT

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

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

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.



DESCRIPTION & HIGHLIGHTS

Two contiguous floors offering fantastic open plan office space with the following highlights:

- Bright, open plan floorplates
- High ceilings (vaulted with skylights at third floor) Demised Kitchen's
- Air conditioning
- Superfast fibre with quick connection
- Fully cabled (Power & IT)
- LED lighting

- Polished concrete floor finish (second floor) •
- Demised W/C's
- Showers
- Passenger lift
- Bike storage

Floor	Sq. Ft.	Rent & Service Charge		Business Rates Payable		Available
Third	3,945	£39.70	per sq ft	£9.08	per sq. ft.	May 2021
		£13,051	per month	£2,985	per month	
		£156,617	per annum	£35,814	per annum	
Second	3,863	£39.70	per sq ft	£6.40	per sq. ft.	August 2021
		£12,780	per month	£2,060	per month	
		£153,361	per annum	£24,725	per annum	
Total	7,808	£39.70	per sq ft	£7.75	per sq. ft.	
		£25,832	per month	£5,045	per month	
		£309,978	per annum	£60,539	per annum	

Floors are available together or separately.

Please note that business rates payable figures are approximate and do not take into account any relief or phasing that may apply.

TENANCY

New tenancy agreement/s available for a term of no less than two years, with flexibility if required.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Finn Ledwidge Harrison Turner 07703 018 243 07760 994 988 finn@antonpage.com harrison@antonpage.com

AVAILABILITY & COSTS