

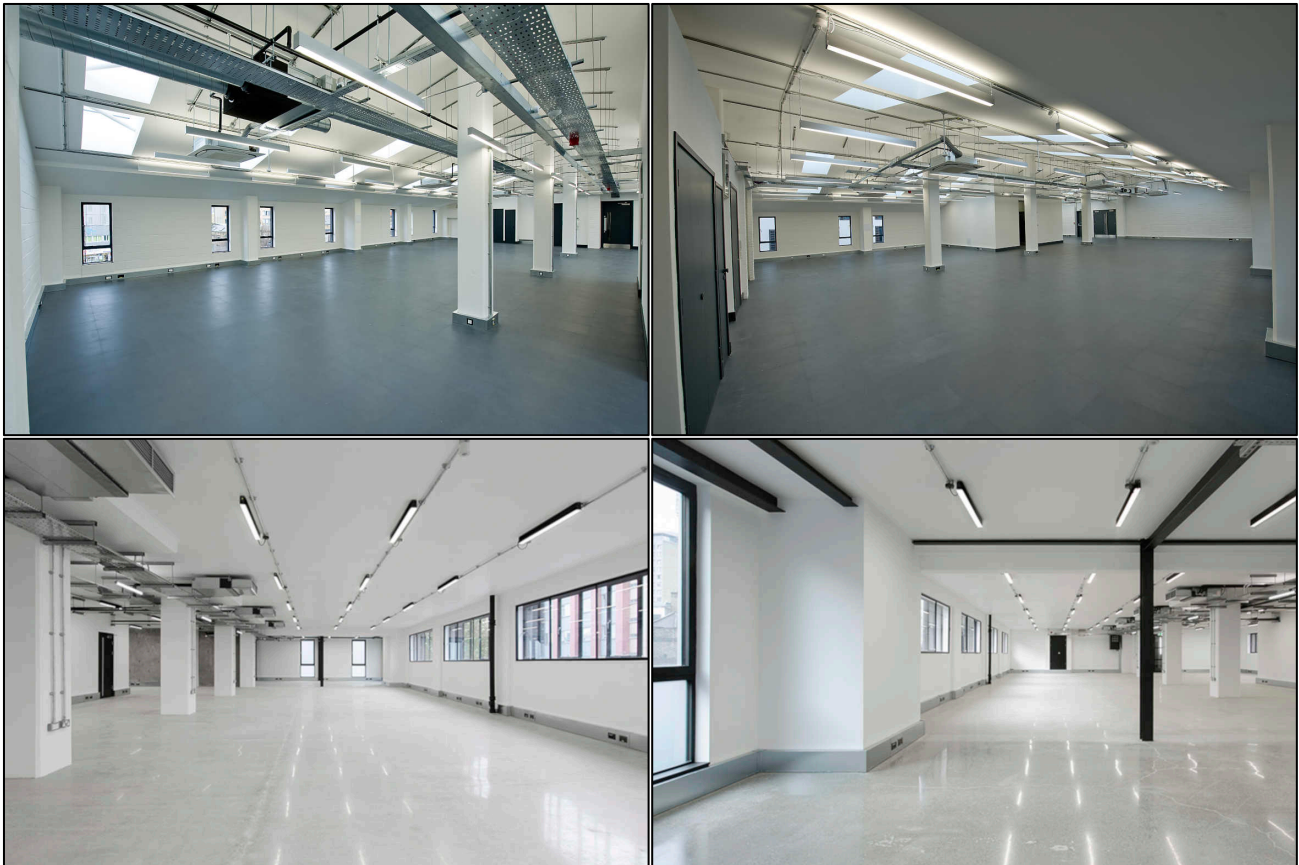
Commercial Office Space

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



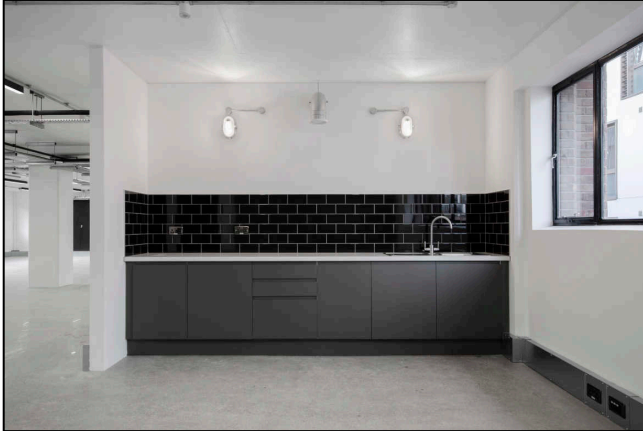
## LOCATION

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 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 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)



## 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)
- Air conditioning
- Superfast fibre with quick connection
- Fully cabled (Power & IT)
- LED lighting
- Polished concrete floor finish (second floor)
- Demised Kitchen's
- Demised W/C's
- Showers
- Passenger lift
- Bike storage

## AVAILABILITY & COSTS

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

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