

# TO LET

PROMINENT SELF CONTAINED OFFICE/SHOWROOM UNITS – ALTERNATIVE USES CONSIDERED STP

38-40 COMMERCIAL ROAD, ALDGATE, LONDON E1 1LN

NIA: 3,293 – 6,652 FT<sup>2</sup> (305.9 – 618.8 M<sup>2</sup>)



# 38-40 COMMERCIAL ROAD

## LONDON E1 1LN



The property is situated on the south side of Commercial Road (A13), opposite the junction with White Church Lane and moments from the junction with Whitechapel High Street (A11). Liverpool Street Station and the City are 5 minutes to the north west and west respectively, while Tower Hill and St Katherine's Dock are situated 5 minutes to the south.

The area is well served by public transport, with Aldgate East Station (District and Hammersmith & City lines) moments to the north and Aldgate (Circle and Metropolitan lines) and Whitechapel (District and Hammersmith & City lines, Overground services and the Elizabeth line from 2018) stations a 3 minute walk to the west and 7 minutes to the east respectively, while there are also numerous bus routes serving the area.

### Description

The units are arranged over the ground and lower ground floors of a prominent office block. The ground floor unit benefits from an extensive frontage, generous ceiling heights and a rear loading bay.

The units currently benefit from Class B1 use, however interest subject to a change of use to A1, A2, B2, B8, D1 or D2 may be considered.

Ground Floor



Accommodation

	FT <sup>2</sup>	M <sup>2</sup>
Ground	3,293	305.9
Lower Ground	3,359	312.9
Total	6,652	618.8

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

### Lease

A new lease is available, direct from the landlord, on a term to be agreed.

### Rent

Ground Floor - £125,000 per annum

Lower Ground Floor - £55,000 per annum

### Service Charge

Budget - TBC

### Business Rates

Rateable Value 2017/18: TBC

### EPC

Band - TBC

### Legal Costs

Each party to bear their own legal costs in this transaction.

### Viewing

By appointment with sole agents Strettons  
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