

AVAILABLE TO LET

**3,329 ft<sup>2</sup> office @ £25 psf**

74 Back Church Lane, London, United Kingdom E1 1LX

### Description

A significant grade II listed Victorian warehouse building originally constructed in circa 1870 and retaining many of its original period features. The available office is located on the lower ground floor and benefits from good natural light and character features such as exposed beams, exposed brickwork and wooden flooring. The office floor is mostly open plan and is currently configured with three meeting rooms, kitchenette, WC facilities.

### Location

The property is located on the junction of Back Church Lane and Ellen Street in close proximity to both Commercial Road and Leman Street. The area is well served by public transport links with Aldgate East, Tower Hill, Tower Gateway, Shadwell and Whitechapel stations. The area also has numerous convenient London Transport bus services.

<b>Rent</b>	£83,225 per annum
<b>Est. S/C</b>	£8,147 per annum
<b>Est. rates payable</b>	£36,334 per annum
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Available from</b>	Q1 2019
<b>Size</b>	3,329 Sq ft
<b>VAT charges</b>	Applicable
<b>Lease details</b>	A new FRI lease for a term by arrangement, to be contracted outside the provisions of the Landlord & Tenant Act 1954.
<b>EPC certificate</b>	Available on request

Marketed by: Tarn & Tarn , Newton Perkins

For more information please visit:

<http://example.org/m/24027-3-329-ft2-office-25-psf-74-back-church-lane>



Meeting Room & Good Natural Light

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Timber Floors & WC Facilities

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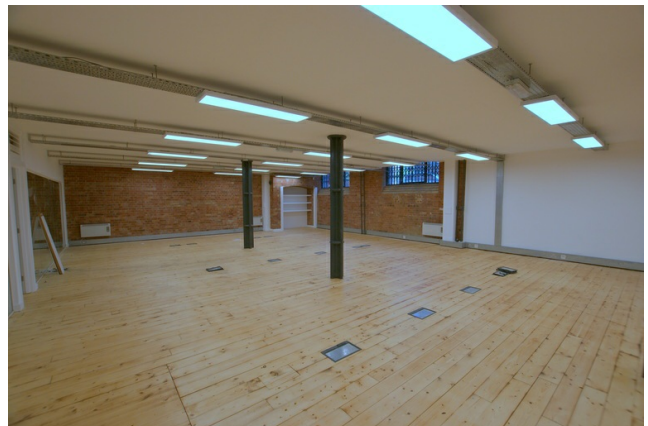
Air Conditioning & Cycle Racks

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LED Lighting & Entry Phone System

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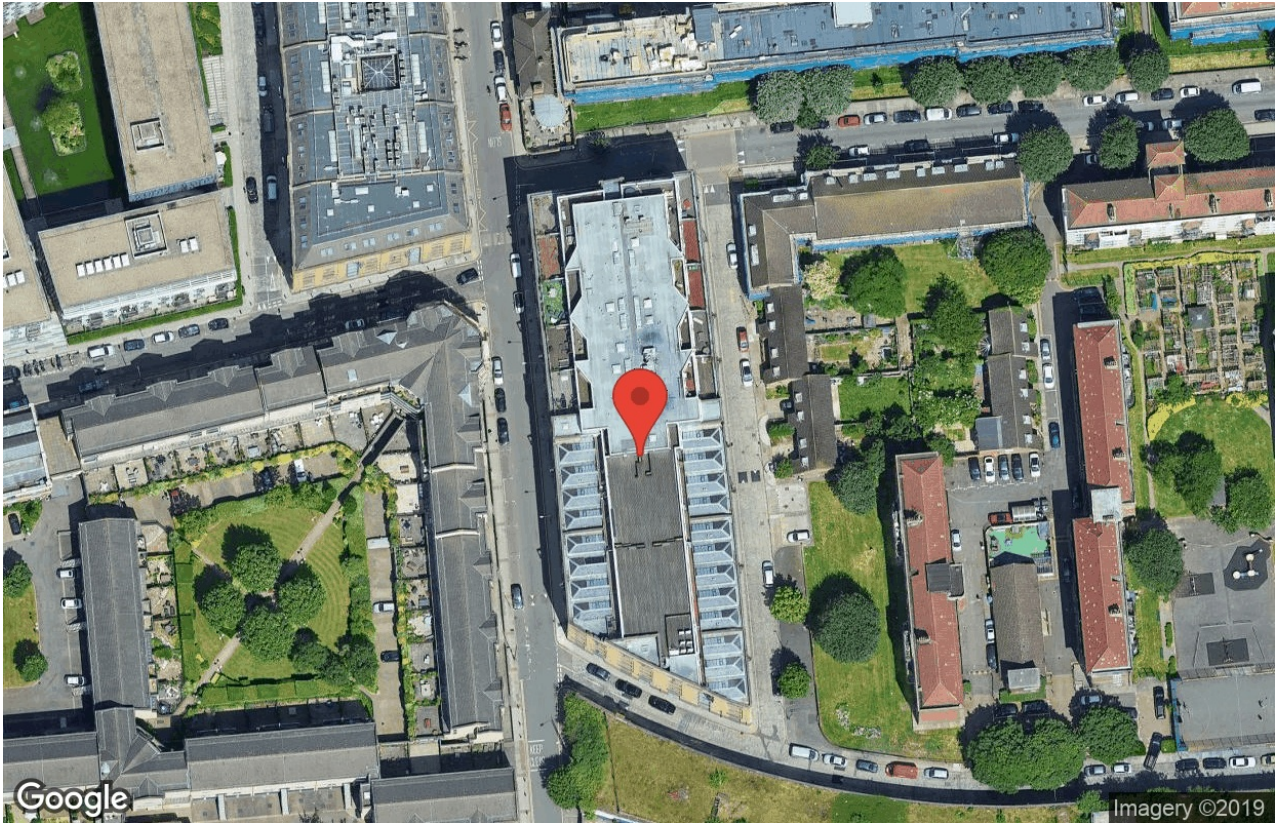
Server Room & DDA Compliant



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Data provided by Google

### Floors & availability

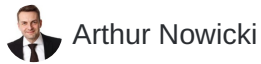
Unit	Floor	Size sq ft	Rent psf	Total pa	Status	From
Unit 8	Lower Ground	3,329	£25.00	£83,225.00	Available	04/07/2018

<b>Airports</b>	London City 5.3m, London Gatwick 25.7m, London Heathrow 17.1m
<b>National rail</b>	Shadwell 0.4m, Whitechapel 0.6m, London Fenchurch Street 0.5m
<b>Tube</b>	Aldgate East 0.3m, Tower Gateway 0.4m, Aldgate 0.4m
<b>Estimated rates</b>	£36,334.00 per annum
<b>Estimated service charge</b>	£8,147.04 per annum
<b>Viewings</b>	Strictly By Appointment Only
<b>Legal costs</b>	Each party to bear their own legal costs
<b>VAT</b>	Applicable
<b>Planning class</b>	B1
<b>Lease summary</b>	A new FRI lease for a term by arrangement, to be contracted outside the provisions of the Landlord & Tenant Act 1954.
<b>EPC</b>	Available on request



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Quote reference: RENT-24027

Subject to Contract. The agencies for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither the agent, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT.