

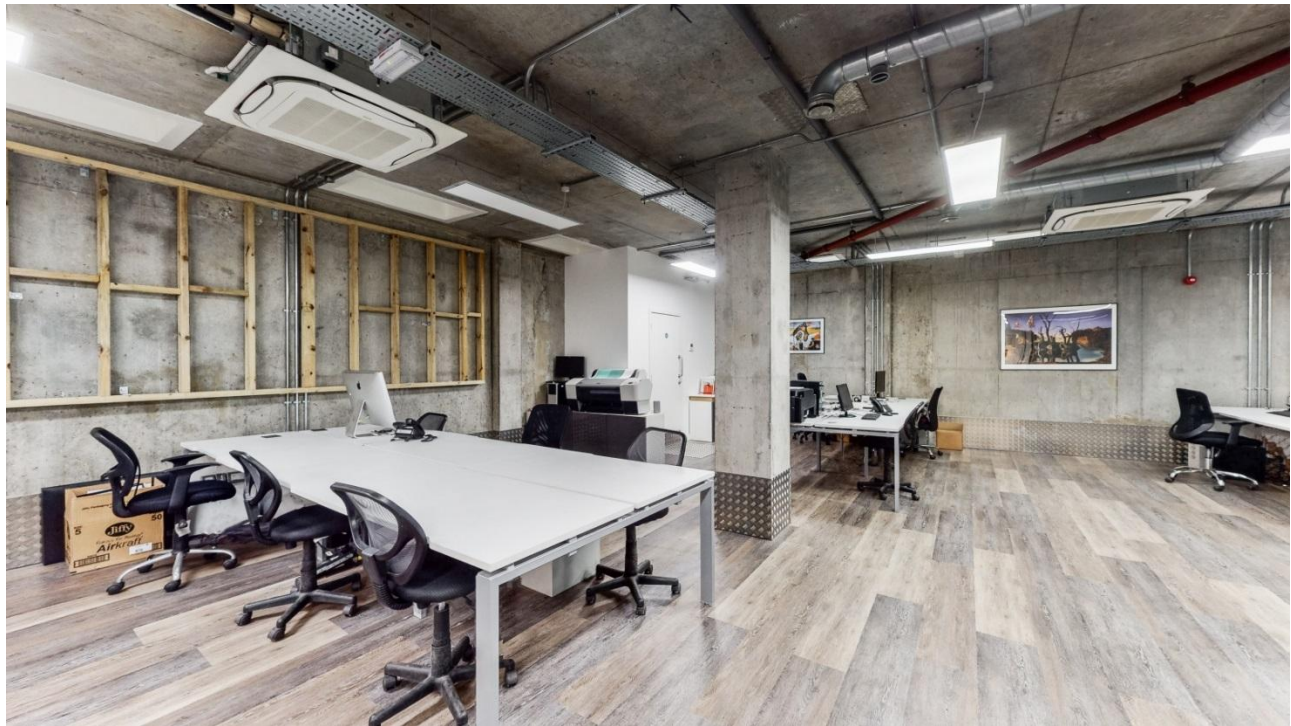
HURFORD**SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

MEDIA STYLE OFFICE TO LET IN TOWER HILL AREA

Fully equipped and ready to occupy

For Sale £995,000 / To Let £40,000 pax



The Basement, K Building, 43-45 East Smithfield, London E1W 1AP

DESCRIPTION

Modern lower ground floor office with direct street access at ground level, just moments from Tower Hill. This stylish contemporary office offers extensive open plan accommodation, industrial fittings, meeting rooms and excellent facilities.

The unit benefits from good amounts of natural light coming from the ground floor level close to the entrance, with a skylight providing light to the back of the unit. The interior has been tastefully fitted to a minimalistic media style with wooden floors, fully glazed meeting rooms, exposed concrete walls and contemporary kitchen/break out area and bathrooms.

Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

LOCATION

East Smithfield runs between Tower Hill and Dock Street on the North side of St. Katherine's Docs. It is a City Fringe location which has seen lots of development over the last few years and will benefit from the arrival of the Chinese Embassy to the former Royal Mint building, just moments away from this location.

TRANSPORT

There are numerous transport links from nearby Tower Hill (District and Circle) and Aldgate East (H&C, District Lines) underground stations. Fenchurch Street rail is also within walking distance, and a number of bus lines run in the vicinity.

The amenities and restaurants of Tower Hill and St. Katherine's Docks are moments away from the premises.

LEASE	A long 999-year lease from January 2016
SALE	£995,000 for the long leasehold interest
RENT	£40,000 per annum exclusive.
ACCOMMODATION	2,185 sq. ft. (203 sq. m.)
AMENITIES	* LED Lighting * Airconditioned main office, offices/meeting rooms * Fresh air recirculating system * Fire Alarm * Fitted kitchen area * Break out area * 3 Toilets, one with shower * Storage room * Server room with air conditioning * Cleaners room with sink
PARKING	One parking space available upon separate negotiation
EPC	Available upon request
VAT	Not applicable

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USER

Class E

RATES

We advise any interested parties to make their own enquiries with the Local Authority. Current rateable value according to the VOA website is £36,750 and rates payable around £19,000 per annum.

CONTACT

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