

# 25 Camperdown Street, E1

7,234 sq ft (672 sq m)

## Newly Refurbished CAT A Office to Let

### SUBJECT TO CONTRACT

#### Location

The property is located on the south side of Camperdown Street, near Leman Street and Aldgate High Street, within a short walk of the City of London to the west.

The surrounding area provides a vibrant mixture of amenities and new public realm.

The building is within easy walking distance of Aldgate, Aldgate East and Tower Hill Stations giving good access to the District, Hammersmith & City, Metropolitan and Circle underground lines and DLR services.

The Elizabeth Line at Liverpool St station is only a 10 minute walk away.

#### Description

The building comprises circa. 56,000 sq ft of Grade A office accommodation over 8 floors. The 4th floor is available in newly refurbished CAT A condition.

#### Amenities

- Newly refurbished CAT A open plan office
- Full access raised floor
- VAV air conditioning
- Metal tiled suspended ceiling
- 2.7m floor to ceiling height
- 3 x 7 passenger lifts
- Commissionaire / 24-hour access
- Bicycle storage
- Shower & changing facilities
- 6,000 sq ft of basement storage available

#### Lease

New lease available directly from the Landlord. Landlord flexibility required from 2025.



| Costs          | Per sq ft exclusive |
|----------------|---------------------|
| Rent           | £42.50              |
| Rates          | £10.55              |
| Service charge | £8.32               |

| Floor (availability)  | Area (sq ft) | Area (sq m) |
|-----------------------|--------------|-------------|
| 4 <sup>th</sup> Floor | 7,234        | 672         |
| <b>Total</b>          | <b>7,234</b> | <b>672</b>  |

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For more information please contact:

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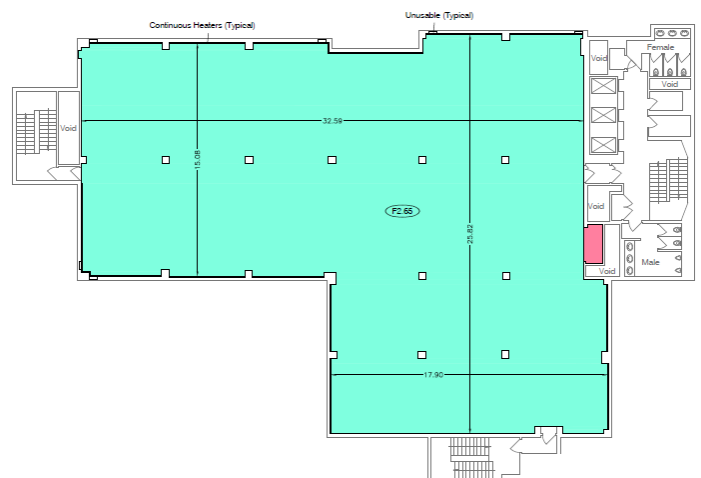
### EPC Rating

E (115)

### Viewing

Strictly through joint letting agents Cushman & Wakefield or Hartnell Taylor Cook (020 7788 3818).

### 4th Floor Plan



### Map

