

19

LEMAN
STREET E1

**19 Leman Street,
London E1 8EJ.**

**Ground & Basement
Commercial Unit**

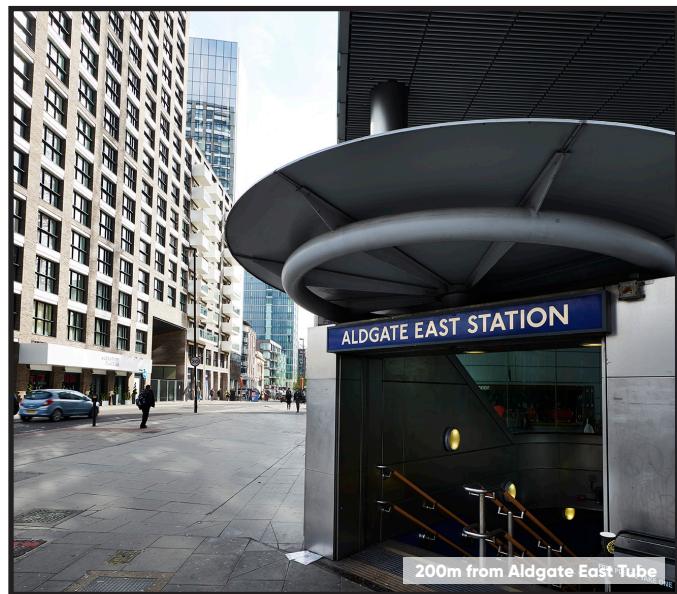
**5,000 sq ft
B1/A1/A3/D2 Considered**



Front Elevation (CGI)



Front Elevation (CGI)

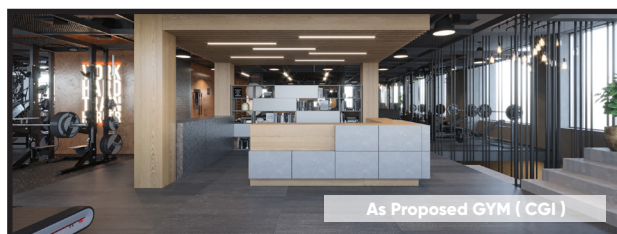
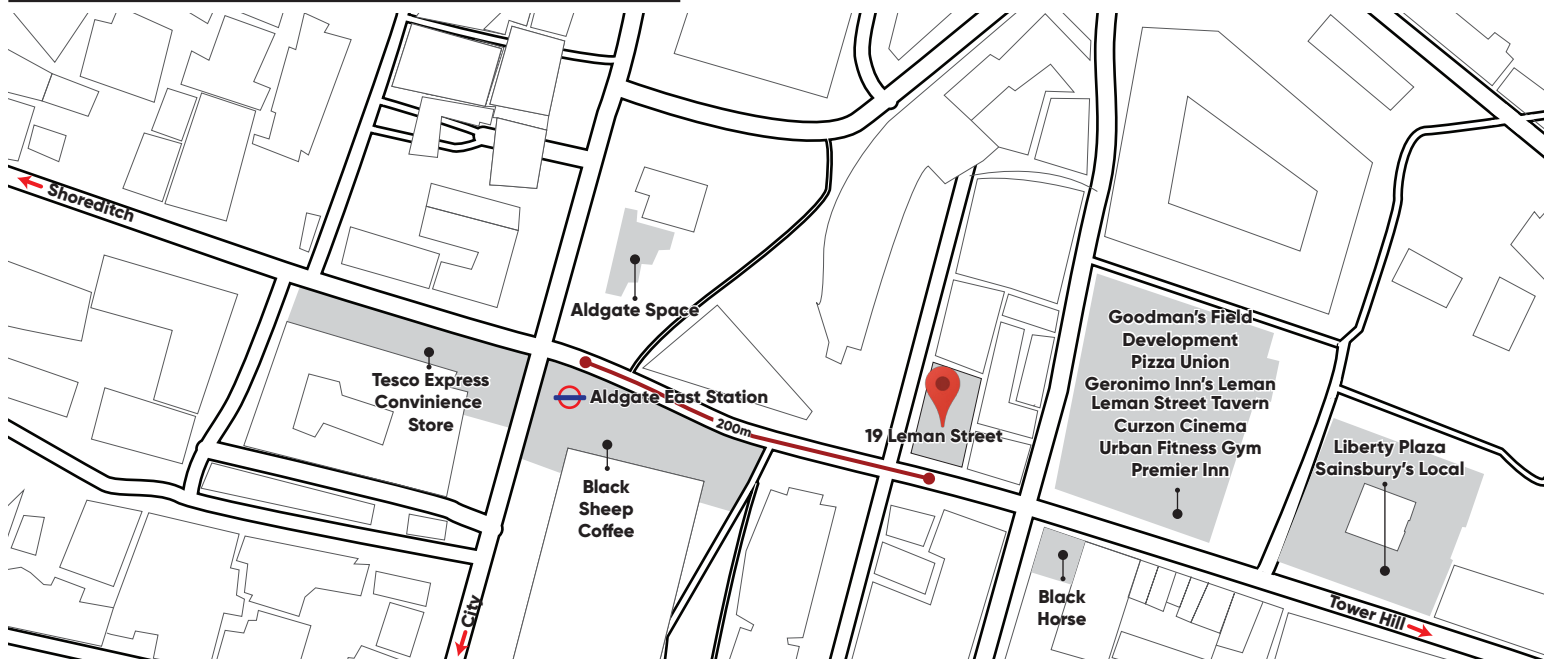


LOCATION

Aldgate has been the subject of intensive regeneration in recent years with substantial new residential and office development. The result is a young, professional, vibrant community and a location that now boasts an excellent selection of leisure, restaurant and hotel facilities.

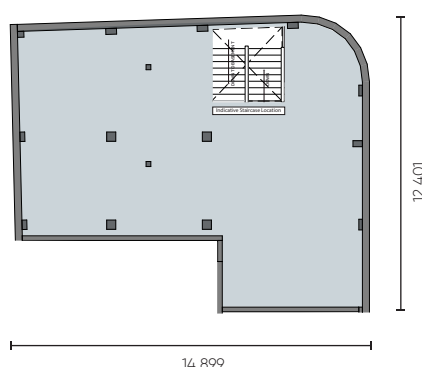
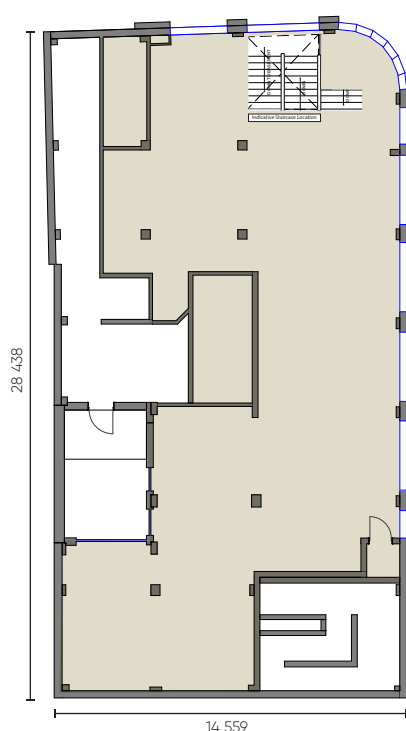
19 Leman Street occupies a prominent position at the corner of Leman Street and Buckle Street, close to the Goodman's Fields development by Berkeley Homes and Aldgate East by Barratt Homes. The Tower of London, Whitechapel, The Globe Theatre and Spittlefields are all within walking distance. Curzon Cinemas has recently opened a new 4 screen cinema in the Goodman's Field Development. Retailers, pubs and restaurants in the area include The Dispensary, The Leman Street Tavern, Sainsbury's Local, Pizza Union, Pilpel, Whites and The Black Horse.

The nearby new Aldgate Tower office development is now fully let with tenants including Aecom, WeWork, Uber, Tag Worldwide and Reddie & Gross. Developers Derwent London have refurbished the 270,000 sq ft White Chapel office building, which is now let to occupiers including GDS, Perkins and Will and Fotografiska. This City gateway location benefits from excellent public transport connections, Aldgate East underground station is just 200 meters from the property and provides District Line, Circle and Hammersmith and City Line services. The DLR is available from nearby Tower Hill providing services to Canary Wharf and City Airport.





As Proposed GYM (CGI)



GROUND 283 SQ.M 3,050 SQ.FT.

BASEMENT 192 SQ.M 1,950 SQ.FT.

TOTAL 475 SQ.M 5,000 SQ.FT.

The property comprises the ground and basement of a new mixed use development, and is offered in shell condition with access points for stairways to be installed to access the basement.

There is a prominent frontage to Leman Street and return frontage to Buckle Street.

The unit has capped off services and drainage ready for connection.



As Proposed Restaurant (CGI)



As Proposed Restaurant (CGI)



As Proposed Restaurant (CGI)



USE

The property currently is considered suitable for a variety of uses including restaurant, retail, office or leisure use. Planning consent currently exists for B1/A1/A3/D2 Considered.

LEASE

The property is available on a new lease from the landlord for a term by negotiation.

SERVICE CHARGE

To be advised

RENT

On application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

BUSINESS RATES

To be assessed.

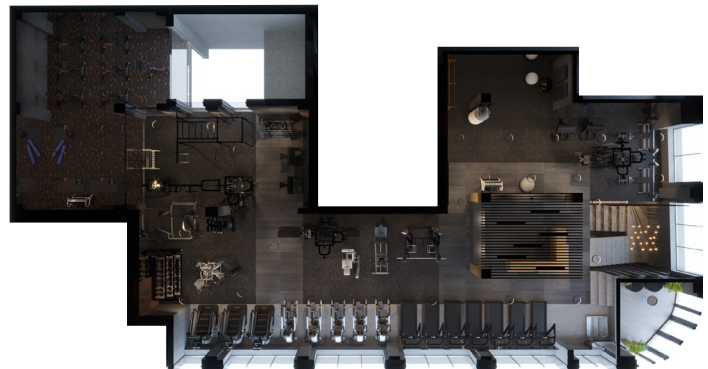
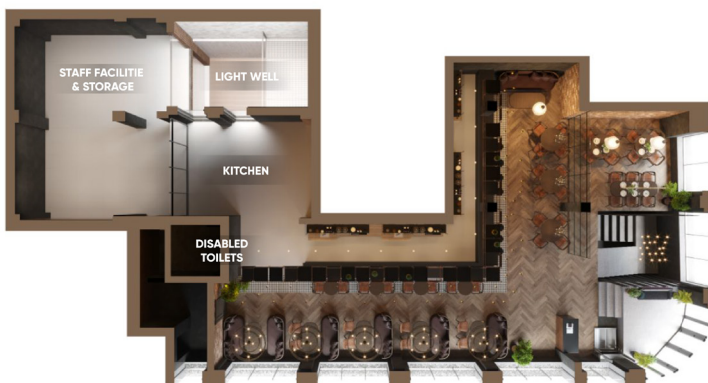
VAT

Vat will be charged on the rent and service charge.

ENERGY PERFORMANCE ASSET RATING



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