

FOR LEASE

THE RELAY BUILDING, ALDGATE

15,862 – 31,742 sq ft

HIGH QUALITY PLUG & PLAY BOUTIQUE OFFICES TO LET



FOR LEASE

HIGH QUALITY PLUG & PLAY OFFICES WITH EXPOSED FEATURES

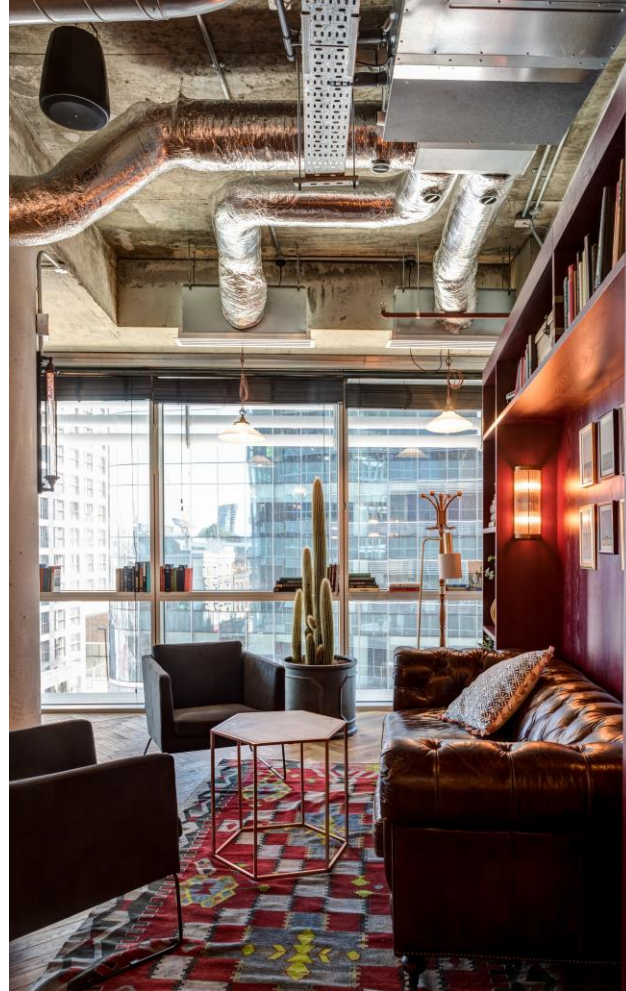
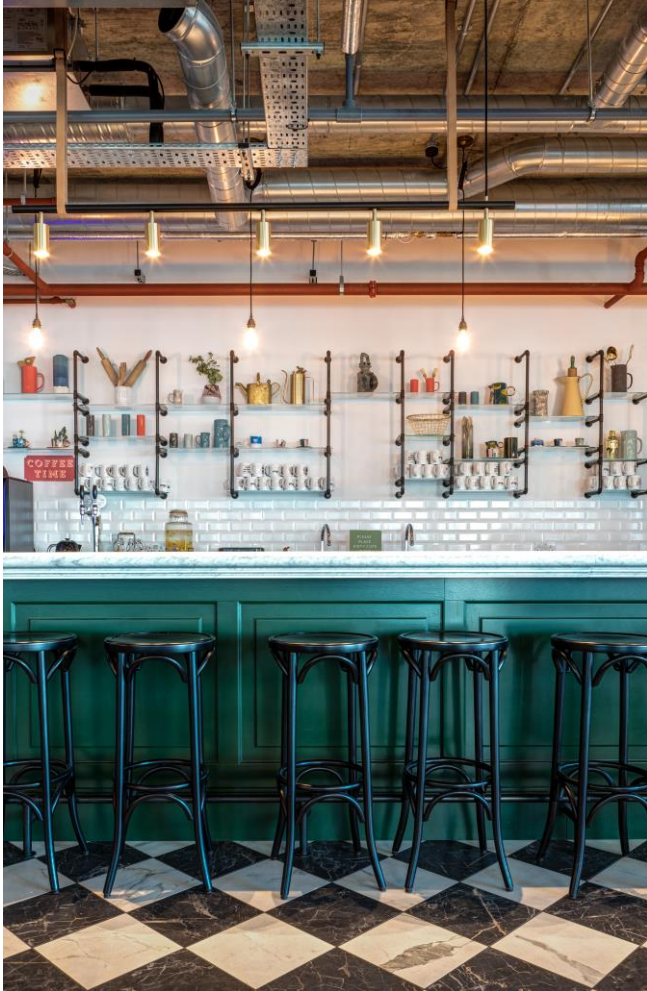
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BOUTIQUE STYLE BREAK OUT & AMENITY SPACE

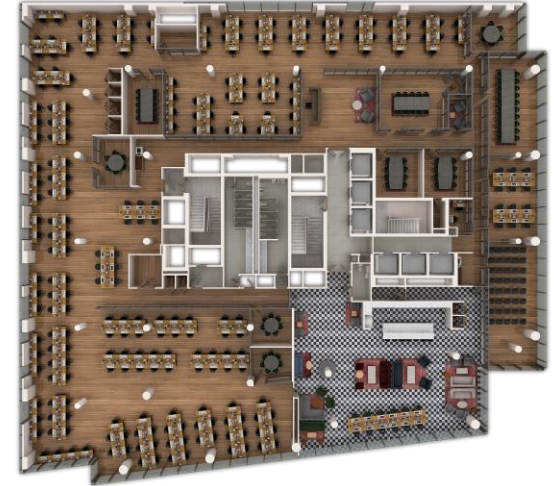
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FOR LEASE

FULLY FITTED AND AVAILABLE IMMEDIATELY

15,862 – 31,742 sq ft
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FOR LEASE THE RELAY BUILDING

15,862 – 31,742 sq ft

London, E1



SPECIFICATION

- + High quality fully fitted offices
- + Exposed ceiling and services
- + 4-Pipe fan coil air conditioning
- + Floor to ceiling height 3.3m
- + Full accessible raised floors
- + 3 x 13 person passenger lifts
- + Bicycle storage, lockers and showers
- + EPC rating B 31

| Level | Size |
|-----------------|---------------------|
| 5 th | 15,880 sq ft |
| 4 th | 15,862 sq ft |
| Total | 31,742 sq ft |

Comprehensively refurbished in 2015, the Relay Building comprises 106,000 sq ft of office, retail and ancillary space across basement, ground and six upper floors.

The available fourth and fifth floors are situated around a central core, providing regular, efficient and flexible floor plates. Both floors benefit from a high-quality fit out inspired by the boutique hospitality sector and incorporates a mix of open plan workspaces, a range of casual meeting areas and lounges, phone booths and independent work rooms.

TERMS

- + Lease: Available by way of an assignment to May 2037 or a new flexible sublease to 2032 for a minimum term of three years.
- + Quoting Rent: £53.50 per sq ft
- + Business Rates y/e 2020: £18.47 per sq ft (estimate)
- + Service Charge y/e 2019: £12.38 per sq ft (estimate)



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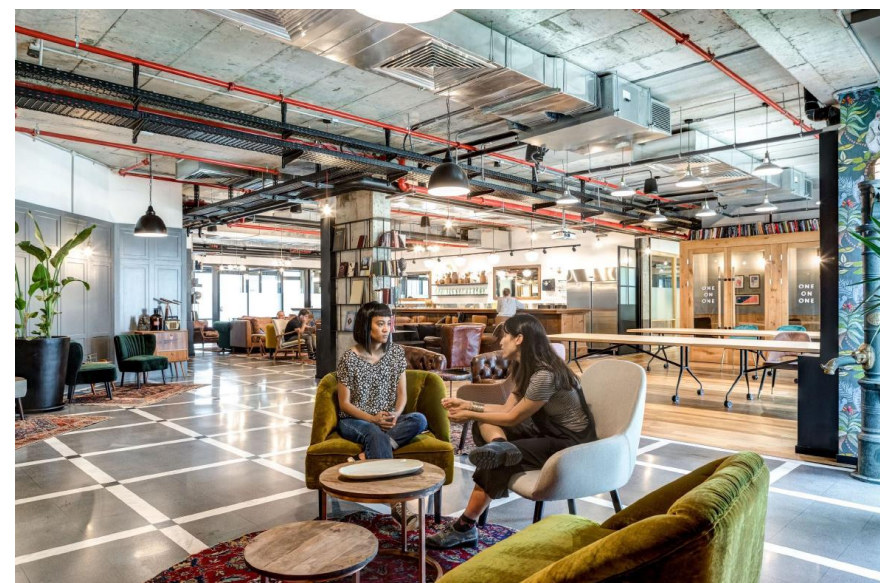
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PRIME LOCATION

- + Aldgate East Station (District and Hammersmith & City) is located directly below The Relay Building. There are several other underground stations and mainline stations within walking distance of the building:
- + Aldgate 2 mins
- + Fenchurch Street 6 mins
- + Bank 7 mins
- + Liverpool Street 8 mins
- + Tower Hill 9 mins
- + Whitechapel 9 mins
- + Shoreditch High Street 9 mins



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