

## 1/5 HENRIQUES STREET LONDON, E1 1NB



### OFFICE - TO LET

£40,000 p/a exclusive

### B1 USE

1,007 Sq ft

### SELF CONTAINED GROUND FLOOR OFFICE

New build property situated off Commercial Road on the eastern fringes of the City of London.

The area is well served by public transport with Aldgate East (District and Hammersmith & City lines) and Whitechapel (District, Hammersmith & City and London Overground lines) stations within a 5 and 7 minute walk respectively. Crossrail will run via Whitechapel when this is introduced.

Ground Floor

1,007 sq ft

93.6 m2



Accommodation	The available self contained office accommodation, which is due to be fitted to a quality specification, comprises a reception area and benefits from kitchen and wc facilities.
Amenities	Self contained 24 Hour Access Perimeter trunking Fully fitted kitchenette Air conditioning Good natural light LED Cat 2
Lease	A new effective full repairing and insuring lease (Outside the Landlord & Tenant Act 1954) for a term to be agreed.
Rent	£40,000 per annum exclusive.
Rates	To be assessed.  Interested parties are recommended to make their own enquiries with the Rating Department of London Borough of Tower Hamlets: Tel: 020 7364 5000.
EPC	Available upon request.
Legal Costs	Each party to be responsible for payment of their own legal costs incurred in the transaction.
Viewing	Contact <b>DMA -</b> <b>Alex Cooper</b> <b>020 7318 6927 / acooper@dmproperty.com</b> <b>Nicholas Menzies</b> <b>020 7318 6915 / nmenzies@dmproperty.com</b> SUBJECT TO CONTRACT & VAT