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1/5 HENRIQUES STREET LONDON, E1 1NB



OFFICE - TO LET

B1 USE

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.

£40,000	p/a exclusive
1,007	Sq ft

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 **DMA** -

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SUBJECT TO CONTRACT & VAT

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