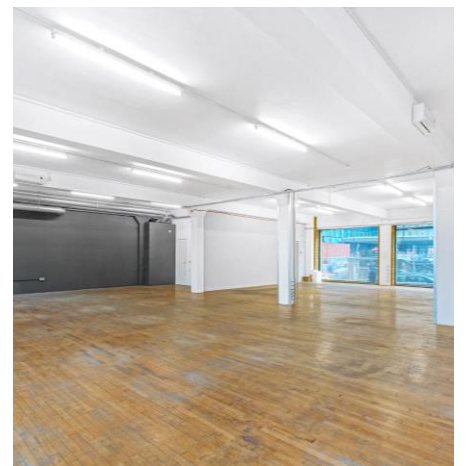


TO LET

CHARACTER OFFICES WITHIN A FORMER WAREHOUSE BUILDING

104 CAVELL STREET, WHITECHAPEL E1 2JA

NIA – 4,780 FT² (444 M²)



104 CAVELL STREET, WHITECHAPEL

LONDON E1 2JA



Located on the east side of Cavell Street close to the busy junction connected with Whitechapel Road, this property is ideally located in a popular Whitechapel location within walking distance to the ongoing generation projects in Aldgate and Whitechapel. Whitechapel and Shadwell underground stations are both within a short walking distance. Soon this location will also benefit from the new Crossrail Line.

Description

This unit is situated within a former warehouse building arranged over ground floor offering self contained office space.

The unit compromises of an open plan office benefiting from wooden flooring, two glass partitioned meeting rooms, central heating, self-contained WCs and kitchen, air conditioning, and garage with loading bay. The office also enjoys good natural light from the generously sized windows on dual aspects. Offering this level of amenities and location, this office will be ideal for creative, media and/or co working spaces.

The garage storage space provides excellent storage facilities in an easily accessible area with superb floor to ceiling height in both parts and includes an efficient floor plate, accessible via roller shutter.

Amenities

- Flexible internal space
- Potential for open plan
- Self-contained kitchen and WCs
- Dual aspect windows
- Glass partitioned meeting rooms
- Central Heating
- Superb location
- Secure loading bay and garage/ storage space

Accommodation

	ft ²	m ²
Ground Floor	4,780	444

These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

Lease

New lease available direct from the landlord, to be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 (Part II as amended).

Rent

£27.50 per ft²

Service Charge

Service charge budget for 2018/19 TBC
Property managed by Strettons

Business Rates

London Borough of Tower Hamlets
RV = £55,000 (effective 01/04/2017)

EPC

Band C

Legal Costs

Each party to bear their own legal costs in this transaction.

Viewing

By appointment with **Strettons**
1-3 Sun Street
London
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020 7375 1801

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