

“Plug & Play” Office To Let 5 Prescott Street, London E1 Self-Contained Raised Ground Floor



Transport Links

- 0.26 miles from Aldgate East
- 0.30 miles from Aldgate
- 0.35 miles from Tower Hill
- 0.50 miles From Fenchurch Street

Lease

A new lease is available direct from the landlord, on flexible terms.

The lease will be held outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, Part II (as amended).

VAT

The building has been elected for VAT

Accommodation

Raised Ground Floor	5,289 sq ft	491 m ²	(Self Contained)
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Rent

£49.50 per sq.ft

Rates payable

Estimated at £9.86 per sq.ft per annum (2019/2020)

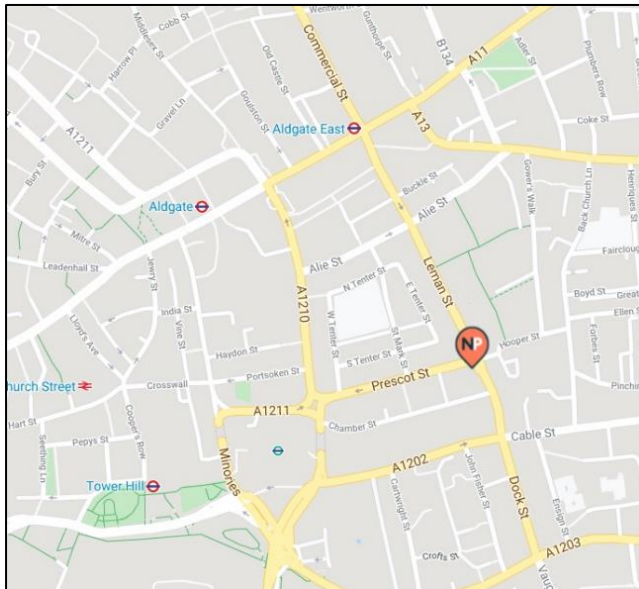
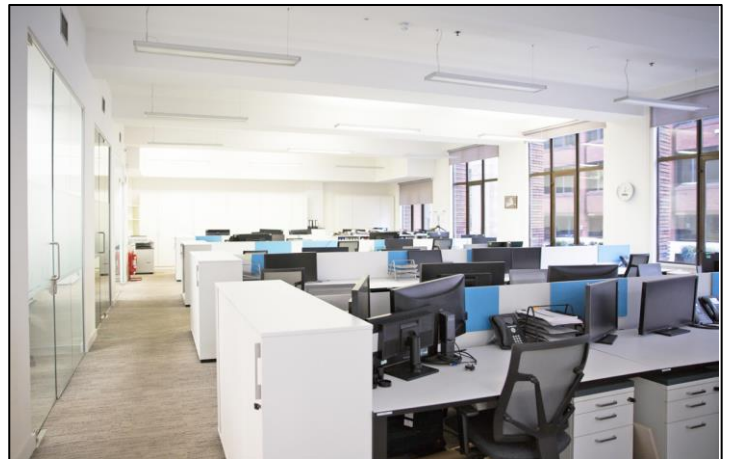
However, all interested parties should make their own enquiries.

Service charge

Estimated at £8.50 per sq.ft

Amenities

- Prominent Grade II Listed building located in the heart of Aldgate
- High quality existing fit-out including private reception, boardroom, 3 additional meeting rooms/private offices and a large kitchen/break-out area.
- Furniture is available including 67 x 1600cm desks with chairs and storage.
- Fully self-contained unit with direct street access and branding opportunity.
- Impressive 3.9m floor to ceiling height and excellent natural light throughout.
- Air Conditioning
- Fully raised accessible floors
- Suspended strip LED lighting
- Demised WC's and shower facility
- Storage for 6 bicycles
- EPC – D 83



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