

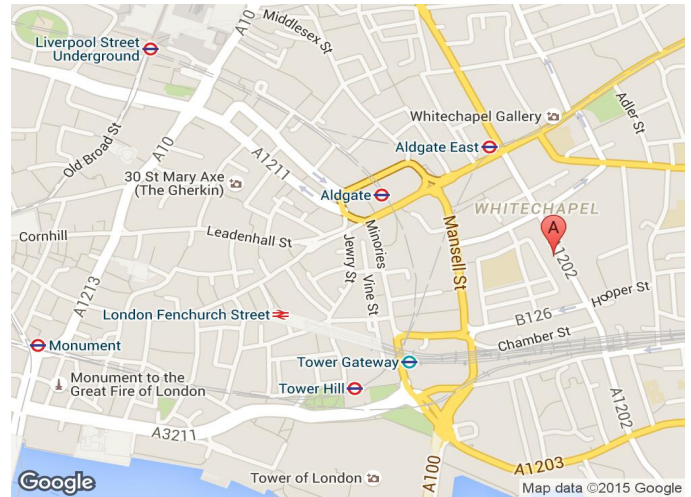
120 LEMAN STREET, LONDON, E1

5,814 - 11,629 SQ.FT.

## CONTACT

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## DESCRIPTION

120 Lemman Street has been substantially refurbished with reception and common parts designed by HH Architects in a highly creative style.

## LOCATION

Located in Whitechapel on the east side of the City of London, Lemman Street runs north-south from Aldgate to Royal Mint Street. The property is prominently situated on the west side of Lemman Street at the junction of Chamber Street. Communications are provided close by at Tower Hill (District and Circle lines), Aldgate Station (Metropolitan and Circle Lines), Aldgate East (Hammersmith & City and District lines) and Tower Gateway (DLR). Mainline rail services are connected nearby at Fenchurch Street Station.

## SPECIFICATION

- New refurbished reception and common parts.
- New metal floors and exposed steels.
- Hanging LED lights and exposed M&E.
- Excellent natural light.
- Efficient floorplates.
- Floor to ceiling glass.
- Four pipe fan coil air conditioning.
- Male and Female WCs on each floor.

- Showers, car parking and cycle storage.

## TENURE

### Lease:

New lease(s) for a term by arrangement direct from the landlord.

### Guide Rent:

£TBC

### Rates Estimate:

£6.36 per sq.ft.

### Service Charge:

£11.00 per sq.ft.

### Availability:

October 2015.

## AVAILABLE ACCOMMODATION

FLOOR	AREA SQ.FT.	AREA SQ.M.
FIFTH	5,814	540.1
FOURTH	5,815	540.2
TOTAL	11,629	1,080.4

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