

**NEWLY REFURBISHED FULLY FITTED SELF CONTAINED OFFICES TO LET**



**Ground & Lower Ground  
2,977 Sq Ft / 275.57 Sq M**

**LOCATION**

The property is situated in Aldgate and is only a short walk away from Aldgate, Aldgate East, Tower Hill, Fenchurch Street and The New Whitechapel Crossrail Station opening in 2018. The area itself is an exciting district being home to London's pioneering centre of art, Whitechapel Gallery and one of the world's oldest surviving music halls, Wilton's Music Hall. Brick Lane and Spitalfields Market are within walking distance.

**DESCRIPTION**

18 East Tenter Street is a characterful former Victorian warehouse, which has since been converted into high quality creative office accommodation. The building retains many original features with cast iron columns, exposed 'ribbed' ceilings and factory style windows.

The Ground & Lower Ground has been fully refurbished and fitted out to a high quality. The fit-out includes, new wooden flooring, new air-containing, high ceilings and new LED lighting. It also provides meeting rooms and a breakout area in the lower ground.



# 18 East Tenter Street London, E1 8DN





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## AMENITIES

- Refurbished & Fully Fitted Office
- Audio Entry System
- Great Transport Links
- Wooden Flooring
- High Exposed 'ribbed' Ceilings
- Internal Connecting Stairs
- Shower & WCs
- Lift
- New LED Lighting
- Demised Kitchen
- New Air-Conditioning
- Self- Contained

## TERMS

A new lease direct from the Freeholder for a term to be agreed.

## RENT

£45.00 per sq ft per annum.

## RATES

£5.84 per sqft (2018/2019)

As is customary interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

## SERVICE CHARGE

Circa. £5.30 per sq ft

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

## POSSESSION

Available Immediately

Viewings by arrangement through sole agents:-

### Noble Harris

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