

66 Prescott Street

TO LET



London, E1 8HG
Offices to Let



RENT
From £32.50 - £47.50
(per sq ft pa excl)



SERVICE CHARGE
£10.00
(per sq ft pa excl)



RATES PAYABLE
£10.50 / £21.50
(per sq ft (ye April 2025))



9,364 sq ft - 110,833 sq ft

870 sq m - 10,297 sq m



Location

The building is on the corner of Prescot Street and St Mark Street. The street has undergone a transformation in the last 5 years with a range of new hotels, high class residential and office developments. The building benefits from good transport links with Aldgate and Aldgate East Underground Stations circa 300m to the north and Tower Hill 300m to the south west.



Description

A large office building comprised of Lower Ground, Ground and seven upper floors, offering large open plan / fitted floors. The upper floors benefit from wrap around terraces. All floors benefit from views of the atrium running from the seventh floor to the Lower Ground Floor. The entrance comprises a refurbished lounge and manned reception.



Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M	Fit Out
Seventh	9,364	870	CAT A
Sixth	11,851	1,101	Shell & Core
Fifth	13,745	1,277	Fitted
Fourth	12,788	1,188	CAT A
Third	13,853	1,287	Fitted
Second	13,088	1,216	CAT A
First	12,486	1,160	CAT A
Ground - Circa	6,000 - 11,366	557 - 1,056	CAT A
Lower Ground	12,292	1,142	CAT A
Total	110,833	10,297	



Amenities



4 Pipe Fan Air Con



Fully Accessible Recessed Floors



Suspended Ceiling



LED Lighting



End of Journey Facilities



24 Hour Access





→ Further information

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Rent

From £32.50 to £47.50 per sq ft pa excl.

Business Rates

Estimated at £10.50 - £21.50 per sq ft for the rating year April 2024 to April 2025. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

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

Service Charge

The current on account budget is £10.00 per sq ft pa excl.

EPC

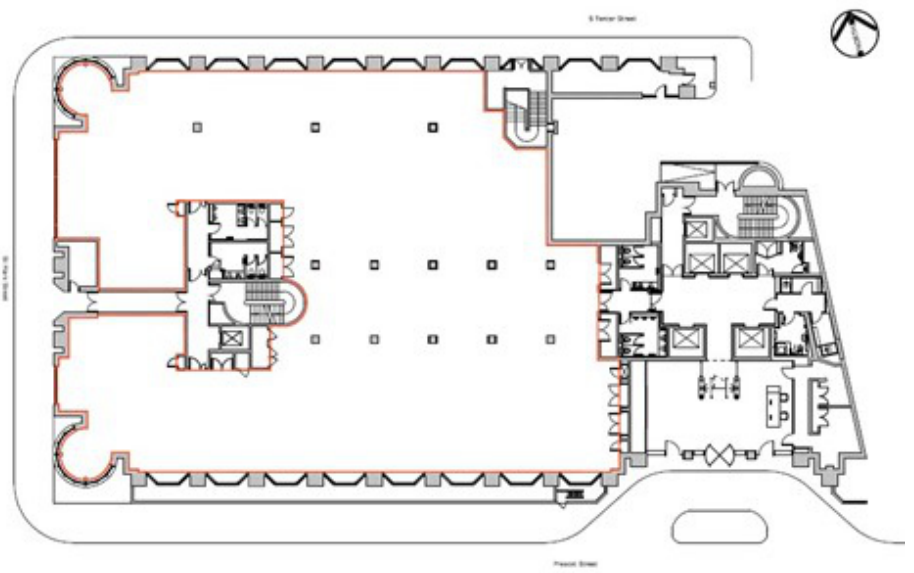
The EPC rating is D.

VAT

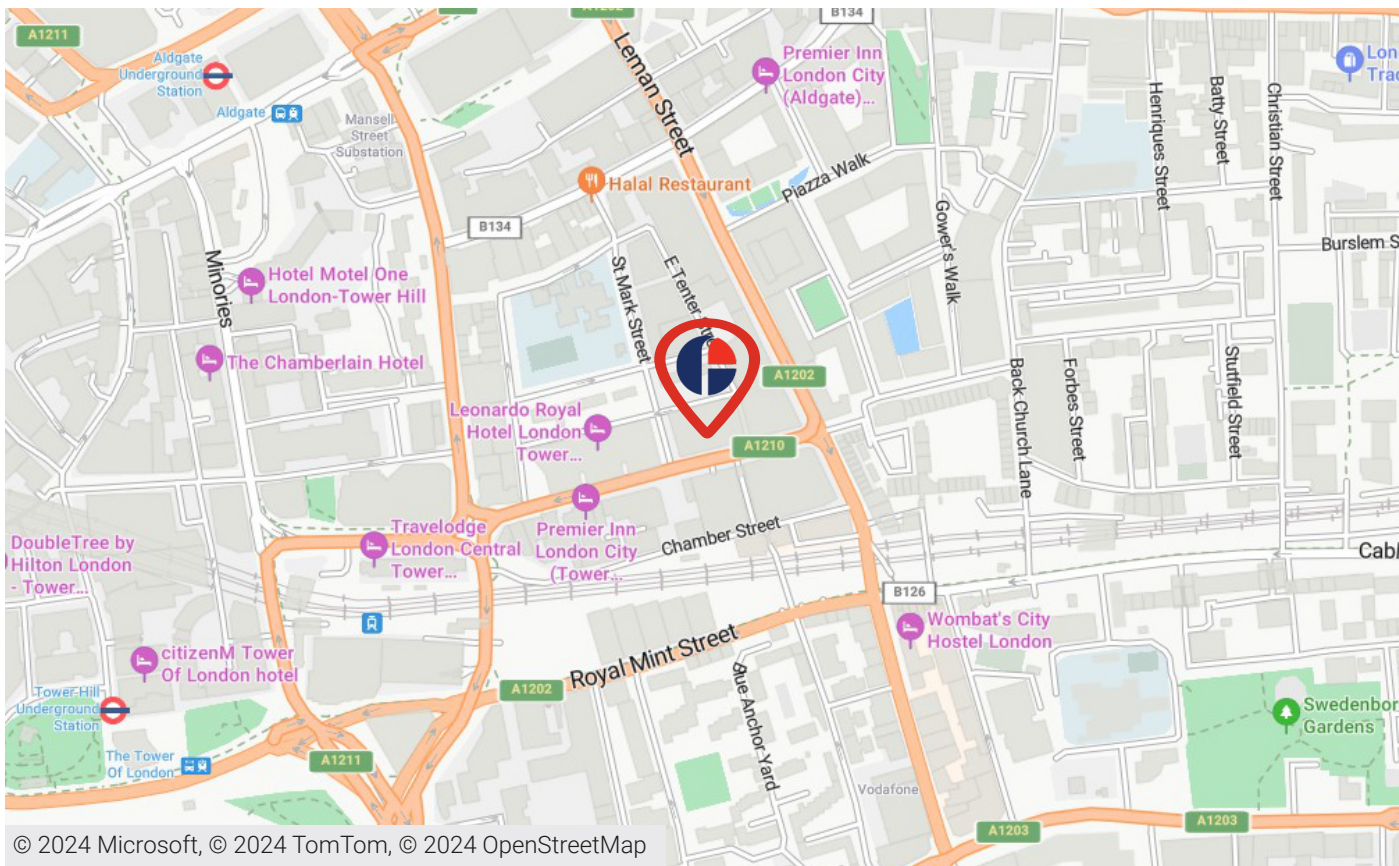
The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP and Newton Perkins.



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Approximate Travel Distances



Nearest Station

- Aldgate East Underground Station - 6 min walk
- Tower Hill Underground Station - 7 min walk
- Aldgate Underground Station - 8 min walk
- Fenchurch Street Commuter Rail - 8 min walk



Contact



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Particulars dated November 2024.

Photographs dated June 2024.



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