



TO LET

**3rd and 4th Floors
Universal House, 88-94
Wentworth Street,
London, E1 7SA**

2,422 to 4,865 sq ft

**Refurbished media style
offices near Spitalfields
for rent**



VIDEO TOUR

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Description

Universal House offers a creative hub of businesses under one roof! Prominently located in the heart of London's East End, the property offers fob controlled access into the main lobby alongside a six person passenger lift to the upper floors. The floors in question offer large open plan layouts and are currently configured with an interconnecting stairwell but this can be removed to offer two contained office floors.

Laminate timber floors, exposed concrete features and modern double glazed windows provide attractive office spaces in which to work. Each floor has access to its own private WCs and one benefits from a shower. A modern kitchenette has also been installed recently.

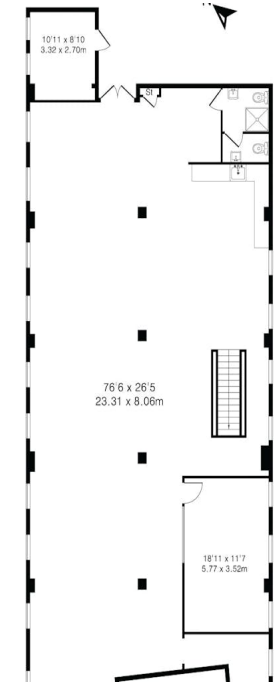
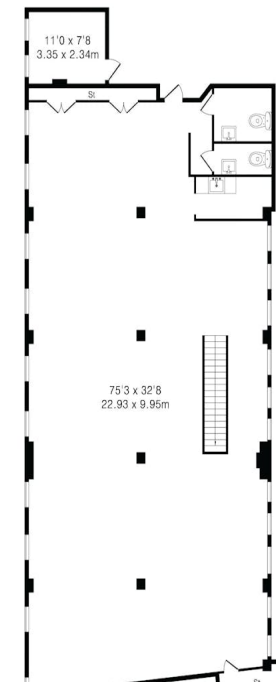
Location

Located on Wentworth Street in the heart of London's East End. Offering easy access to the amenities on offer along Brick Lane and those within Spitalfields Market. The property is well served by public transport with Aldgate East and Liverpool Street Stations within easy walking distance alongside numerous local bus routes taking you into the City and Shoreditch.

Key points

- Unit 3 total space - 2,422 square feet
- Recently refurbished
- Open plan layout
- Excellent natural light
- Unit 4 total space - 2,443 square feet
- Passenger lift access
- Great view towards the City skyline
- Close to amenities on Brick Lane and Spitalfields





Accommodation

| Name | sq ft | sq m | Availability |
|------|-------|--------|--------------|
| 3rd | 2,422 | 225.01 | Available |
| 4th | 2,443 | 226.96 | Available |

Rents, Rates & Charges

| Lease | New Lease |
|----------------|------------------|
| Rent | £40 per sq ft |
| Rates | £11.48 per sq ft |
| Service Charge | £6.50 per sq ft |
| VAT | On application |
| EPC | B (44) |

Viewing & Further Information



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