

**FLEXIBLE FITTED OFFICE FLOORS
TO LET**



Up to 5,767 Sq. Ft. of newly refurbished Office space

3rd floor – 1,245 Sq. Ft.

2nd floor – 1,244 Sq. Ft

1st floor - 1,243 Sq. Ft.

Ground floor – 704 Sq. Ft

Lower Ground floor- 1,214 Sq. Ft

LOCATION

The building is situated on the west side of West Tenter Street, close to the junction with Tenter Passage. The area is very well served by public transport, with Aldgate and Aldgate East Underground Stations both within a 3 minute walk and numerous bus routes operating within the immediate vicinity.

Local amenities are plentiful including numerous good quality hotels, restaurants and coffee shops.



25 WEST TENTER STREET LONDON E1 8DT





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ACCOMODATION

This entire building has been comprehensively refurbished to provide bright open plan floors affording the following net approximate areas:

<u>Floor</u>	<u>NIA (Sq. Ft.)</u>	<u>Availability</u>
Fifth Floor	425	LET
Fourth Floor	1,203	LET
Third Floor	1,245	AVAILABLE NOW
Second Floor	1,244	AVAILABLE NOW
First Floor – CAT A+ (Furnished)	1,243	AVAILABLE NOW
Ground – Newly Refurbished	704	AVAILABLE NOW
Reception	117	AVAILABLE NOW
Lower Ground - Newly Refurbished	1,214	AVAILABLE NOW
<u>TOTAL</u>	<u>7,397</u>	

AMENITIES

- Private terrace (on Ground Floor)
- Fully Fitted and Furnished options
- Passenger Lift
- Air Conditioned
- Showers
- Great Natural light
- Furniture Provided
- WCs on each floor
- New LED lighting
- New Kitchenettes on each level

TERMS

A new full repairing and insuring lease will be granted for a term to be agreed.

COSTS

Rent: Guiding £39.50 per sq ft per annum exclusive of rates and VAT.

Approx. rates: £12.00 per sq ft payable
As is customary, interested parties are advised to verify the accuracy of this information directly with the Valuation Office.

Service Charge: £6.00 per sq ft

Viewings by arrangement through sole agents:-

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