

Commercial Office Space

3,863 sq. ft. / 358.88 sq. m.

**Turnkey media style office in the heart of bustling Whitechapel**

# TO LET

**East London Works, 75 Whitechapel Road, London E1 1DU**



## LOCATION

East London Works is located to the East of the City, close to Brick Lane and Aldgate East station. The immediate area is cultural hotspot experiencing a reawakening, drawing start-ups and established companies to the area.

Transport links and local amenities are excellent. You are truly spoilt for choice with a fantastic range of bars, restaurants, coffee shops and leisure facilities. Altab Ali Park is on the doorstep, providing a popular green space frequented by local office workers.

## TRANSPORT

Aldgate East (District and Hammersmith & City lines)

Whitechapel (District, Elizabeth and Hammersmith & City lines and Overground)

Aldgate (Circle and Metropolitan lines)

Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Shoreditch High Street (Overground and National Rail)

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

The second floor offers a fantastic open plan office space which has been furnished and dressed, offering a turnkey solution.

## AMENITIES

- Bright, open plan floorplate
- Furnished and dressed with 52 desks
- Break out and meeting furniture
- High ceiling
- Air conditioning
- Superfast fibre with quick connection
- Fully cabled (Power & IT)
- LED lighting
- Polished concrete floor finish
- Demised Kitchen
- Demised W/Cs
- Showers
- Large passenger lift
- Bike storage

## APPROXIMATE FLOOR AREAS

| Floor  | Sq. Ft. | Sq. M. |
|--------|---------|--------|
| Second | 3,863   | 358.88 |

## LEASE

Two-year tenancy agreement with rolling break options after 6 months.

Alternatively, a longer lease for a term by arrangement.

## RENT

| Floor  | Per sq. ft. | Per Annum   |
|--------|-------------|-------------|
| Second | £29.50      | £113,958.50 |

## SERVICE CHARGE

| Floor  | Per sq. ft. | Per Annum  |
|--------|-------------|------------|
| Second | £8.49       | £32,796.87 |

## RATES

| Floor  | Per sq. ft. | Per Annum |
|--------|-------------|-----------|
| Second | £10.31      | £39,858   |

## TOTAL OCCUPATIONAL COSTS

| Floor  | Per Annum   | Per Month  |
|--------|-------------|------------|
| Second | £186,613.37 | £15,551.11 |

## PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner  
[hturner@antonpage.com](mailto:hturner@antonpage.com)

Finn Ledwidge  
[fledwidge@antonpage.com](mailto:fledwidge@antonpage.com)

COMPTON 020 7101 2020

Josh Miller  
[jm@compton.london](mailto:jm@compton.london)

Sonia Oberoi  
[so@compton.london](mailto:so@compton.london)

# FLOOR PLAN

