

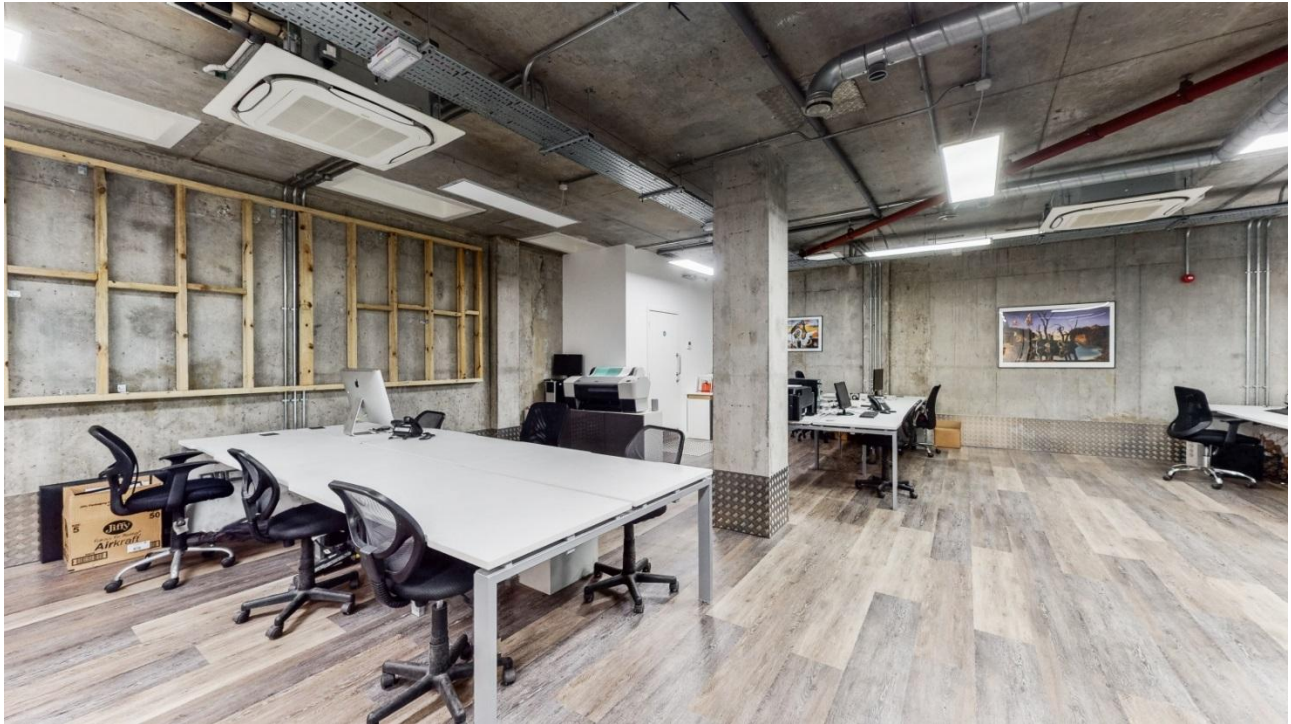
**HURFORD****SALVI****CARR**

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

## **MEDIA STYLE OFFICE TO LET IN TOWER HILL AREA**

**Fully equipped and ready to occupy**

**Rent ONLY £20 PSF / £44,000 pax**



**The Basement, K Building, 43-45 East Smithfield, London E1W 1AP**

### **DESCRIPTION**

Modern lower ground floor office with direct street access at ground level, just moments from Tower Hill. This stylish contemporary office offers extensive open plan accommodation, industrial fittings, meeting rooms and excellent facilities.

The unit benefits from good amounts of natural light coming from the ground floor level close to the entrance, with a skylight providing light to the back of the unit. The interior has been tastefully fitted to a minimalistic media style with wooden floors, fully glazed meeting rooms, exposed concrete walls and contemporary kitchen/break out area and bathrooms.

### **Misrepresentation Act**

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

**LOCATION**

East Smithfield runs between Tower Hill and Dock Street on the North side of St. Katherine's Docs. It is a City Fringe location which has seen lots of development over the last few years and will benefit from the arrival of the Chinese Embassy to the former Royal Mint building, just moments away from this location.

**TRANSPORT**

There are numerous transport links from nearby Tower Hill (District and Circle) and Aldgate East (H&C, District Lines) underground stations. Fenchurch Street rail is also within walking distance, and a number of bus lines run in the vicinity.

The amenities and restaurants of Tower Hill and St. Katherine's Docks are moments away from the premises.

**LEASE** A new Full Insuring and Repairing lease direct from the Landlord for a term to be agreed.

**RENT** £44,000 per annum exclusive.

**ACCOMMODATION** 2,185 sq. ft. (203 sq. m.)

**AMENITIES**

- \* LED Lighting
- \* Airconditioned main office, offices/meeting rooms
- \* Fresh air recirculating system
- \* Fire Alarm
- \* Fitted kitchen area
- \* Break out area
- \* 3 Toilets, one with shower
- \* Storage room
- \* Server room with air conditioning
- \* Cleaners room with sink

**PARKING** One parking space available upon separate negotiation

**EPC** Available upon request

**VAT** Not applicable

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**USER**

Class E

**RATES**

Current rateable value according to the VOA website is £30,089 and rates payable around £15,000 per annum.

**CONTACT**

Javier Lauret

Hurford Salvi Carr

+44 (0) 7503 180 420

+44 (0) 20 7680 1888

[Javier.lauret@h-s-c.co.uk](mailto:Javier.lauret@h-s-c.co.uk)**Misrepresentation Act**

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