

120 Lemn Street

TO LET



London, E1 8EU
Newly Refurbished Offices



RENT
£POA
(per sq ft pa excl)



SERVICE CHARGE
£12.00
(per sq ft pa excl)



RATES PAYABLE
£21.16
(per sq ft pa)



EPC RATING
D



2,833 sq ft - 39,926 sq ft

263 sq m - 3,710 sq m



Wapping



Location

Located in the heart of Aldgate, on the corner and Lemn Street and Chamber Street. Offering access easy access to Tower Hill, Tower Gateway, Aldgate East and Aldgate. Providing access to the District, Hammersmith & City, Circle, Metropolitan and DLR lines, as well as being in close proximity to Fenchurch Street and Liverpool Street mainline rail services.



Description

The property comprises an office building over eight floors, with the common parts and ground floor reception having been recently refurbished. The individually available floors offer contemporary workspace with exposed services and impressive views over London's skyline. The property has new metal floors and exposed steels, excellent natural light and WC's on each floor.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Sixth	4,806	446
Fifth	5,812	540
Fourth	5,818	542
Third	5,814	540
Second	5,815	540
First	5,481	509
Ground	2,833	263
Ground (Storage)	254	24
Lower Ground	2,863	266
Lower Ground (Storage)	430	40
TOTAL	39,926	3,710



Amenities



Air Con



Floor to Ceiling
Windows



End of Journey
Facilities



Car Parking



Efficient Floor
Plates



LED Lights





→ Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

Rent

On Application.

Business Rates

£21.16 per sq ft pa.

Service Charge

£12.00 per sq ft pa.

Legal Costs

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

EPC

The EPC rating is D.

VAT

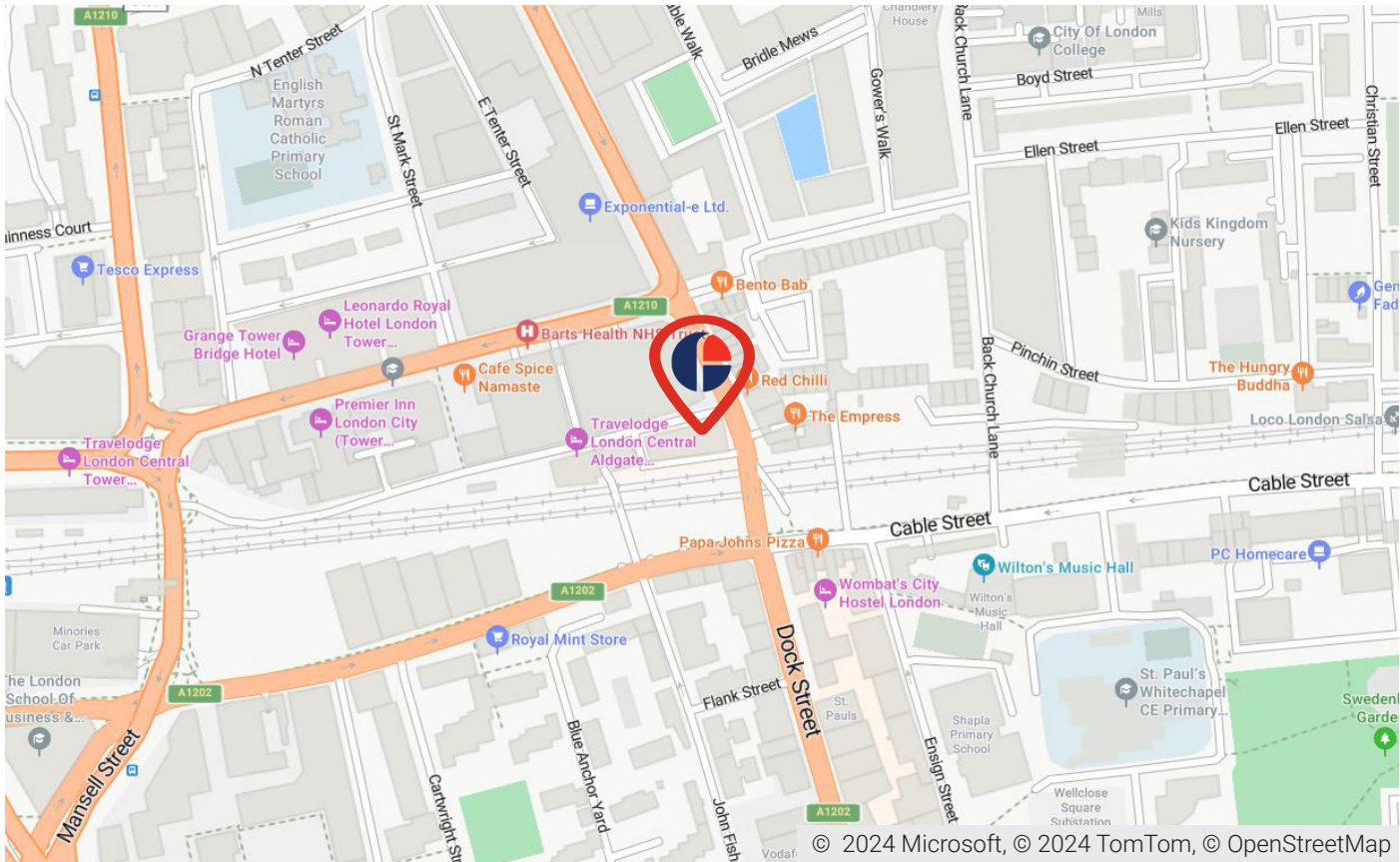
This property is elected to VAT.

Viewings

Strictly by arrangement through sole agents Fisher German LLP.



120 Leaman Street, London, E1 8EU



Approximate Travel Distances

Locations

- Aldgate Underground - 8 min walk
- Aldgate East Underground - 4 min walk
- Fenchurch Street Commuter Rail - 8 min walk
- Liverpool Street Commuter Rail - 13 min walk

Contact

	Richard Clarke
	020 7367 5530
	07811 790 179
	richard.clarke@fishergerman.co.uk
	Jessie High
	020 7747 3142
	07467 727 210
	jessie.high@fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2024.
Photographs dated March 2024

