



OFFICE TO LET

32/38 Leman Street, Whitechapel, London, E1 8EW



 **RENT** £105,875 PA / £25 PSF

 **SIZE** 4235 Sq Ft / 393.4 SQM

 **FLOOR(S)**

 **AVAILABLE** Immediately



CONTACT

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THE SPACE

LOCATION

NEARBY

-  20+ Cafes
-  5 Meal Deliveries
-  20+ Parking Places
-  1 Post Office
-  20+ Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  16 ATMs
-  20+ Accountants
-  12 Banks

 **Bus Routes**
15, 25, 42, 78, 100, 135, 205, n550


 **Aldgate East**
District H'smith & City

 **Aldgate**
Circle Metropolitan

 **Tower Gateway**
DLR

 **Tower Hill**
Circle District

 **London Fenchurch Street**
c2c

 **Tower Bridge Quay**
Thames River Services

 **Tower Pier**
RB1 RB2 RB6

 **Shadwell**
DLR

 **Shadwell**
London Overground

USE

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

Available upon request.

FEES

There is a one-off administration fee of £ + VAT.

VAT

This property is subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

These details were updated on 06/02/2024

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