

GOODMAN'S FIELDS, LEMAN STREET, LONDON E1

8,923 SQ FT



DESCRIPTION

The transformation of an old postal sorting office into one of London's most vibrant urban quarters is almost complete at the award winning Goodman's Fields.

The available ground floor unit in the South East block provides 8,923 sq ft of offices with prominent street frontage that allows multiple entrance points and a significant branding opportunity.

The space will be finished to shell and core with capped off services and provides generous slab to slab heights of 4.5m.

Subject to an early commitment, there is the opportunity for the offices to be delivered in Category A or B condition and to a creative or traditional specification.

LOCATION

Just a two minute walk to Aldgate East underground station within upcoming Aldgate/Whitechapel.

This prime location offers unrivaled amenities set amid two acres of public realm including Amber Cafe, Pizza Union, Pilpel, Pastry Parlour, Leman Street Tavern, The Running Horse, 12x3 boxing gym, Crossfit, Curzon Cinema, Escape Rooms, Leman Locke Hotel and Treves & Hyde.

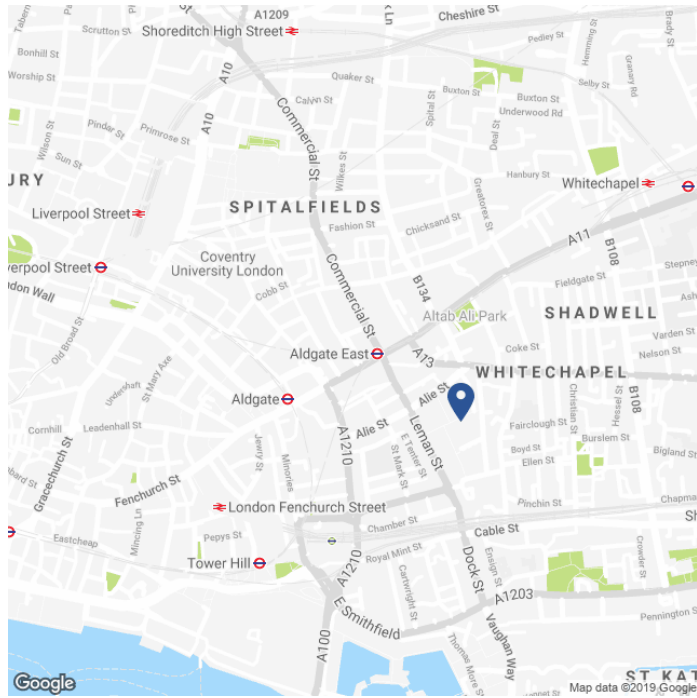
SPECIFICATION

- Finished to shell and core with capped off services.
- Can provide to creative or traditional finishes and/or with tenants fit out.
- Exposed concrete ceilings.
- Designed to Breeam Excellent.
- Free wifi in the piazza.
- 2 acres of landscaped gardens.
- Cycle stores and showers.
- Parking and direct goods access.

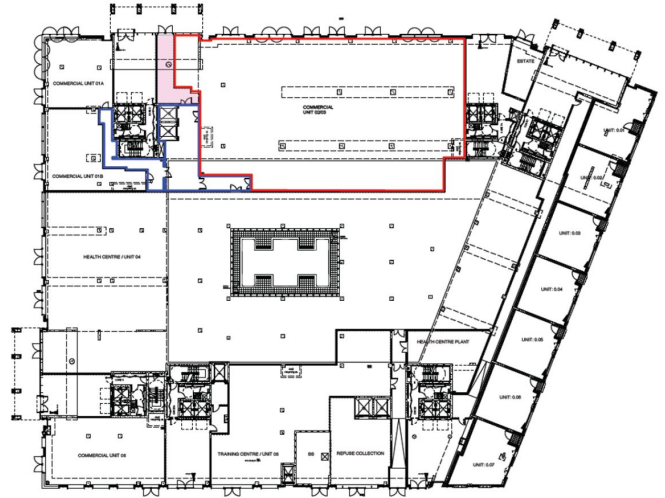
AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
SOUTH EAST BLOCK - UNIT 2 & 3	8,923	829
TOTAL	8,923	829

MAP



SOUTH EAST BLOCK



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Available:	December 2019.
Rent:	TBC.
Rates Estimate:	£14.00 per sq ft.
Service Charge Estimate:	£8.00 per sq ft.
VAT:	Elected.

CONTACT

Tom Kemp
+44 (0)207 100 5555
tom@hk-london.com

Stephen Foster
+44 (0)207 100 5555
stephen@hk-london.com

Johnny Armour
+44 (0)207 100 5555
johnny@hk-london.com