

GOODMAN'S FIELDS, LEMAN STREET, LONDON E1

2,139 - 6,146 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 units in the North East block provides 6,146 sq ft of offices with prominent street frontage that allows multiple entrance points and a significant branding opportunity. It also immediately fronts a new 1.5 acre park with outside seating capability.

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, Lemman Street Tavern, The Running Horse, 12x3 boxing gym, Crossfit, Curzon Cinema, Escape Rooms, Lemman Locke Hotel and Treves & Hyde.

SPECIFICATION

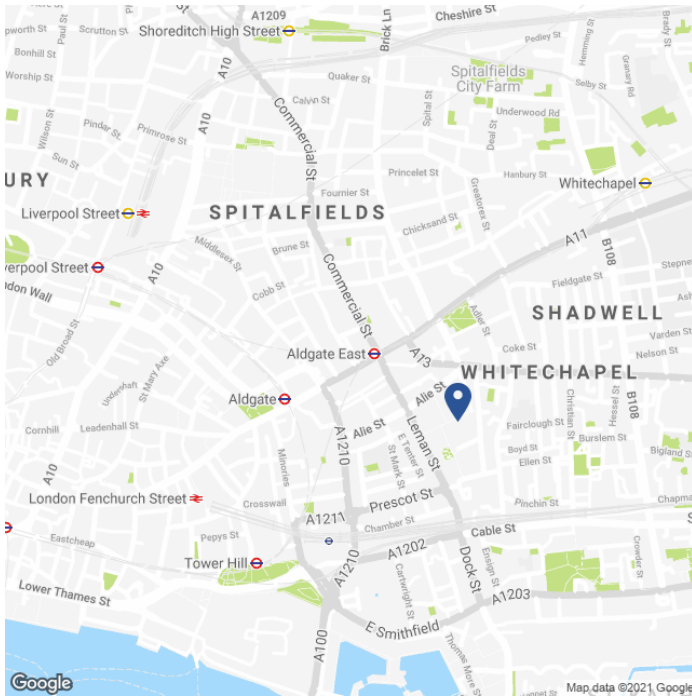
- Finished to shell and core with capped off services.
- Can provide to creative or traditional finishes and/or with tenants fit out.
- Exposed concrete ceilings.
- Designed to Breeam Excellent.
- Free wifi in the piazza.
- 2 acres of landscaped gardens.
- Cycle stores and showers.
- Parking and direct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

AVAILABLE ACCOMMODATION

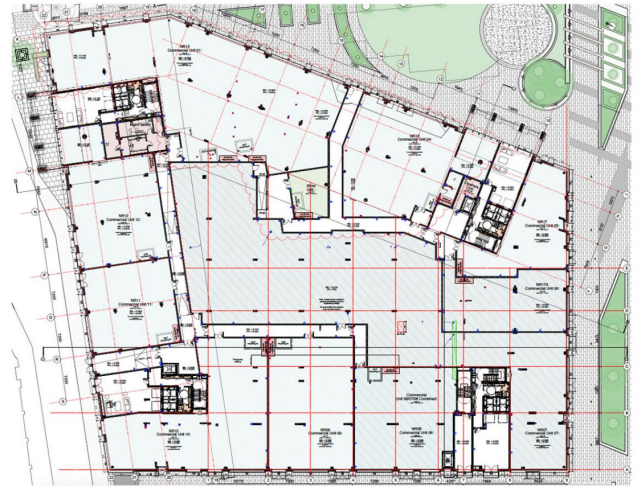
FLOOR	SQ FT	SQ M
NE BLOCK - UNIT 4	4,007	372
UNIT 5 - UNDER OFFER	2,139	199
TOTAL	6,146	571



MAP



NORTH EAST BLOCK



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Available:	Now.
Guide Rent:	£49.50 per sq ft.
Rates Estimate:	£10.00 per sq ft.
Service Charge Estimate:	£5.50 per sq ft.
VAT:	Elected.

CONTACT

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