

68 ALIE STREET  
LONDON E1 8PX

7,589 - 7,589 SQ FT



## DESCRIPTION

The self-contained Ground floor provides 7,589 sq. ft. of fully fitted and furnished accommodation with a unique branding opportunity with frontage on Alie Street. The fit-out comprises a client facing reception area with kitchenette and 3x client facing meeting rooms (1x 14-person boardroom, 1x 12-person boardroom and 1x 8-person meeting room), 57x open plan desks, 7x executive offices, 1x internal 6-8-person meeting room, informal booth seating, print station/post room, server room, kitchen and breakout area in situ.

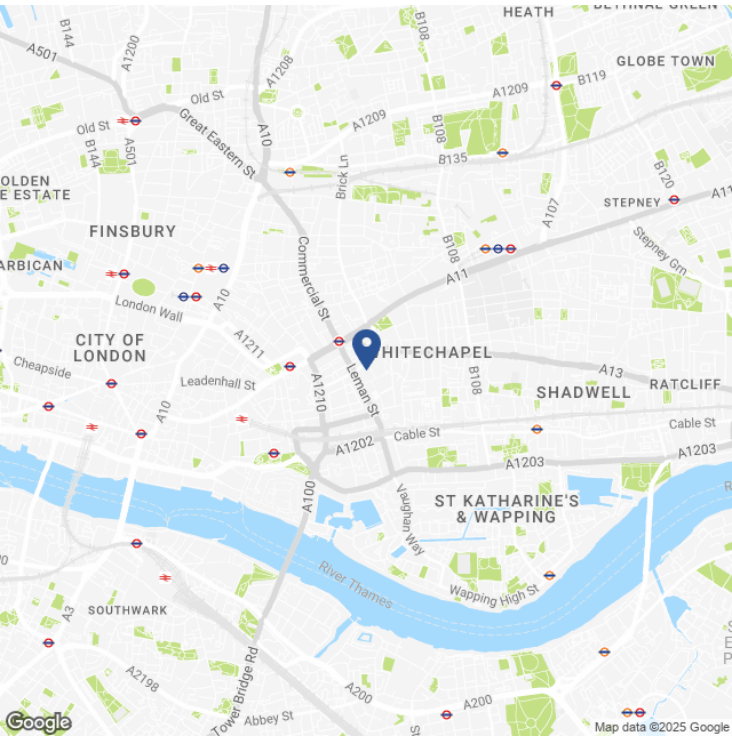
The demise also benefits from adequate storage provision, demised male and female WCs, DDA compliant WC, demised showers, changing facilities and lockers.

## 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 Amazon Fresh, Amber Cafe, Pizza Union, Pilpel, Pastry Parlour, Leman Street Tavern, The Running Horse, Tian Tian Supermarket, 12x3 boxing gym, Crossfit, Curzon Cinema, Escape Rooms and Leman Locke Hotel.





SPECIFICATION

- Self-contained, fully fitted and furnished accommodation comprising a client facing reception area with kitchenette and 3x client facing meeting rooms (1x 14-person boardroom, 1x 12-person boardroom and 1x 8-person meeting room), 57x open plan desks, 7x executive offices, 1x internal 6-8-person meeting room, informal booth seating, print station and post room, server room, kitchen and breakout area in situ.
- Unique branding opportunity with frontage on Alie Street
- Fully accessible raised access floors
- Exposed services
- LED lighting
- Existing fibre in situ
- Demised showers
- Changing facilities
- Post and Print room
- Adequate storage provision
- DDA compliant

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND - UNDER OFFER	7,589	705
TOTAL	7,589	705

TENURE

- Lease:** New lease direct from the Landlord.
- Guide Rent:** £52.50 per sq ft
- Rates Estimate:**£16.74 per sq ft
- Service Charge:**£2.99 per sq ft
- VAT:** Elected
- EPC:** B

CONTACT

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FURTHER INFORMATION



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