



31a
Scarborough
Street and 7
East
Tenter Street,
Whitechapel,
London, E1
8DR

TO LET

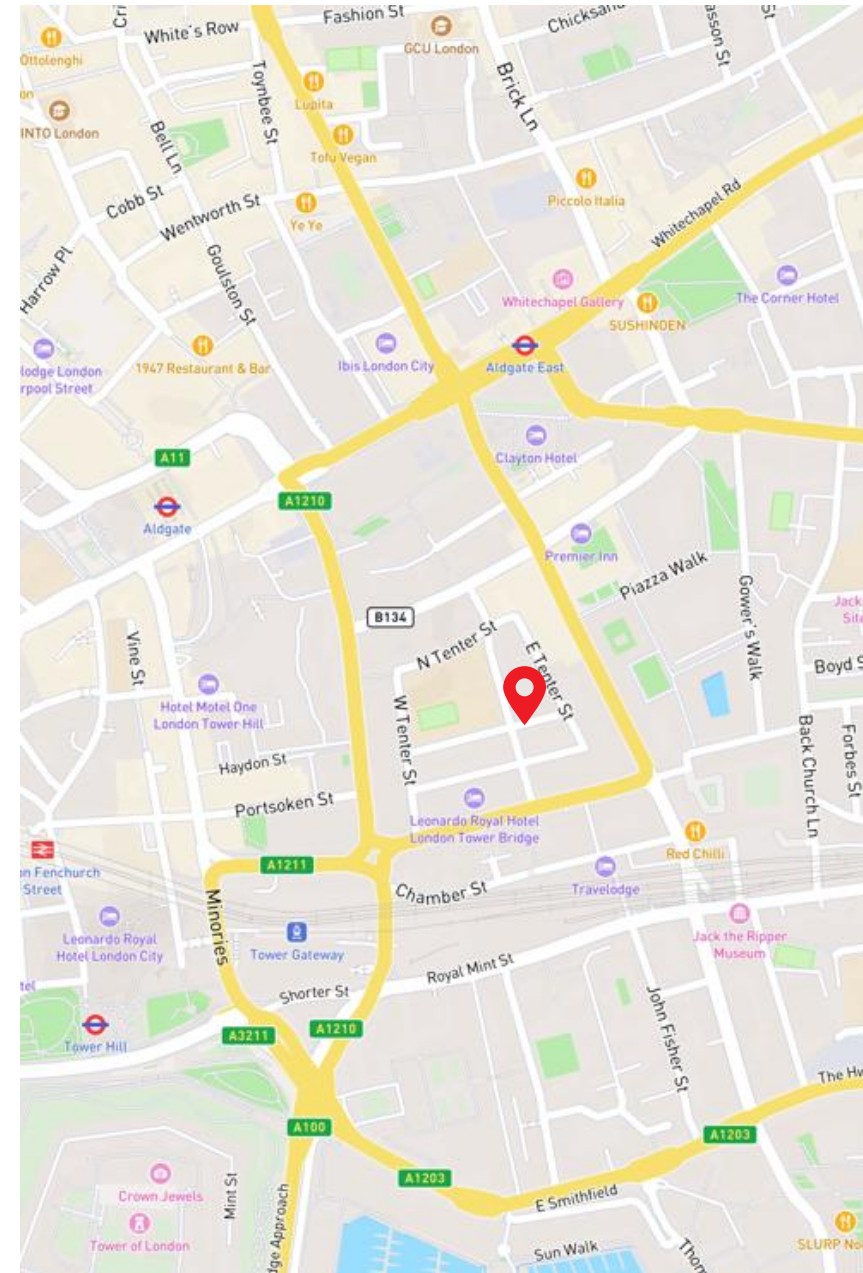
Two ground floor office/studio/
workshops/ dark kitchens/
gyms/religious/D1

1,800 to 4,975 sq ft / 167.2 to

462.2 sq m

Location

The area is well-served by public transport. Aldgate East (Hammersmith & City & District) is a 6-minute walk east. Whitechapel (Hammersmith & City, District, Elizabeth and Overground) and Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan, Elizabeth and Railway) are within 0.6 miles. The building is a 2-minute walk from Goodman's Fields, offering restaurants, fitness facilities, shops, entertainment and green space.



31a Scarborough Street and 7 East Tenter Street

Description

Two ground floor self-contained workspaces with an option of combining the units. The space benefits from Class E and be used for various uses such as offices, showroom, co-working etc. 31a Scarborough Street is a corner unit with fitted out meeting rooms and two separate entrances. The space features a large open plan area with generous floor to ceilings heights, a kitchen, break out space with air conditioning.

7 East Tenter Street is an open plan space arranged mainly as clear open space, high ceilings, WC's, a kitchenette, shower, and air conditioning.

The building benefits from a wealth of amenities including

- Good natural light
- Air conditioning
- Self-contained with its own entrance
- DDA compliant
- Male and female W/C's
- Basement break out areas and fitted kitchen
- Mixture of carpets and tiled flooring

Size (all measurements are approximate NIA)	SQ FT
31a Scarborough Street	3,175
7 East Tenter Street	1,800
Total	4,975



31a Scarborough Street and 7 East Tenter Street

VAT

The building is elected for VAT.

Terms

Available on a new FRI lease for a term to be agreed, at a rent of £20 per sq ft exclusive.

EPC

b -46.

Business Rates

Business Rates Payable - £19,000 and £44,000 per annum approximately.

Service Charge

£2 per sq ft approximetely.

Contact details

For further information, please contact the owner's agent:

Abas Anwar

Mobile: 0785 322 7619

Email: abas@assemblycre.co.uk



These particulars do not constitute an offer or contract.
Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale or letting of the property.

