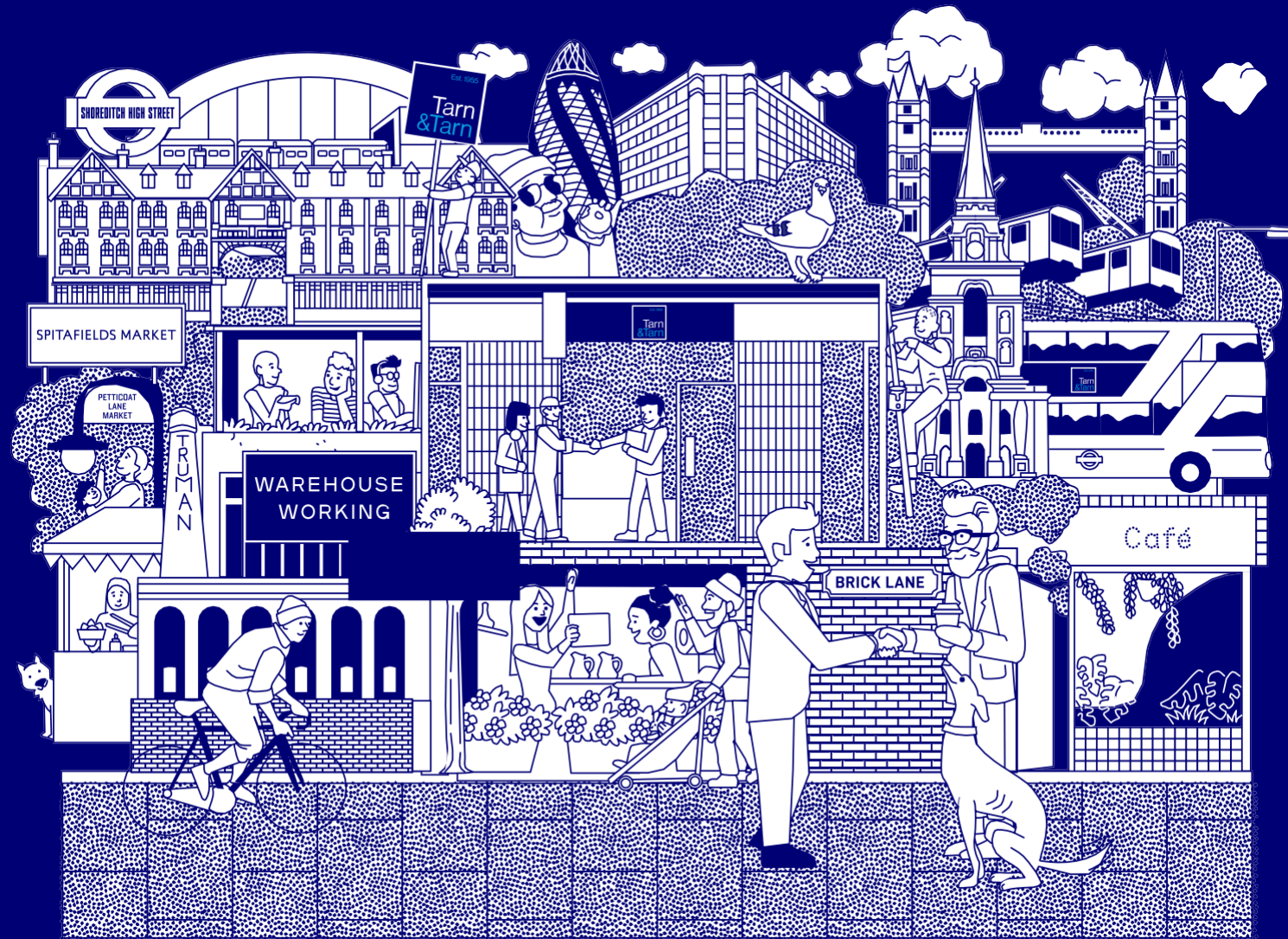


Est. 1955

Tarn &Tarn



**ALBION MILLS,
18 EAST TENTER
STREET, ALDGATE, E1
8DN**

**WAREHOUSE STYLE
OFFICE SPACE
1,597 SQFT (148.37 SQM)**

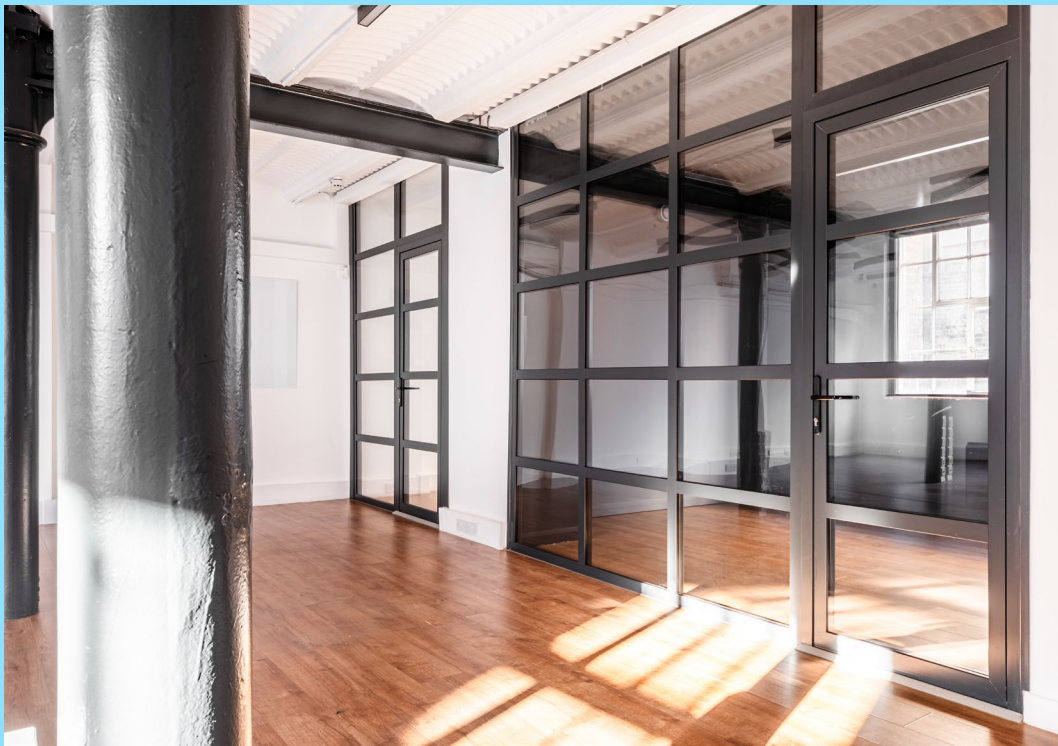
DESCRIPTION

The available accommodation consists of a self-contained office located on the first floor of this warehouse-converted Victorian building. The space benefits from excellent natural light, direct access from the lift, meeting rooms, AC, WC facilities, and a kitchenette. The unit is ideal for businesses seeking a City location.

SUMMARY

- Air Conditioning
- Passenger Lift
- Meeting Rooms
- Entry Phone System
- Kitchenette
- WC Facilities
- CAT 5 Wiring
- Ample Natural Light





LOCATION

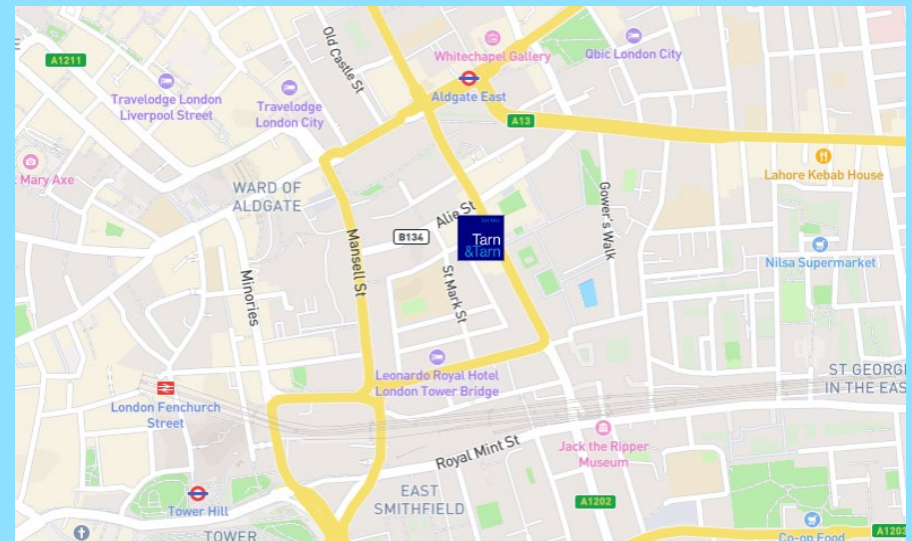
THE AREA

The property is situated on the East side of East Tenter Street, which runs between Prescott street and Alie Street in this established city fringe location. The immediate area provides a blend of commercial and residential properties with local amenities, including many restaurant and shopping facilities. Aldgate (circle and metropolitan), Aldgate East (district, hammersmith & city and tower gateway (DLR) are all within easy walking distance, and the area is also well served by numerous London transport bus services.



TRANSPORT

- 🚶 Aldgate East (5-minute walk) – **Hammersmith & City**, **District**
- 🚶 Tower Gateway (6-minute walk) – **DLR Line**
- 🚶 Aldgate (8-minute walk) – **Circle**, **Metropolitan**
- 🚶 Tower Hill (11-minute walk) – **Circle**, **District**
- 🚶 Fenchurch Street (12-minute walk) – **National Rails Services**



ACCOMMODATION

FLOOR	SQ FT	SQM
1 st floor	1,597	148.37
TOTAL	1,597	148.37

SUMMARY

Available size	1,597 sq ft
Rent	£22.5 per sqft
Price	£1,000,000
Business Rates	£9.02 per sqft
Service Charge	£8.26 per sqft
Legal Fees	Each party to bear their own costs
EPC Rating	D

BUILDING INSURANCE

Current Cost: £1,976 per annum

TERMS

The property is available for both rent and sale.

Rental Terms: A new FRI Lease to be contracted outside of the Landlord and Tenant 1954

Sale Terms: Virtual Freehold (999 Year Lease)

VAT

Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.