

Est. 1955

# Tarn &Tarn

16 PRESCOT STREET  
ALDGATE  
LONDON  
E18AZ

A SELF-CONTAINED  
MULTI-PURPOSE  
CHARACTER  
BUILDING  
943-8,722 FT<sup>2</sup>



# DESCRIPTION

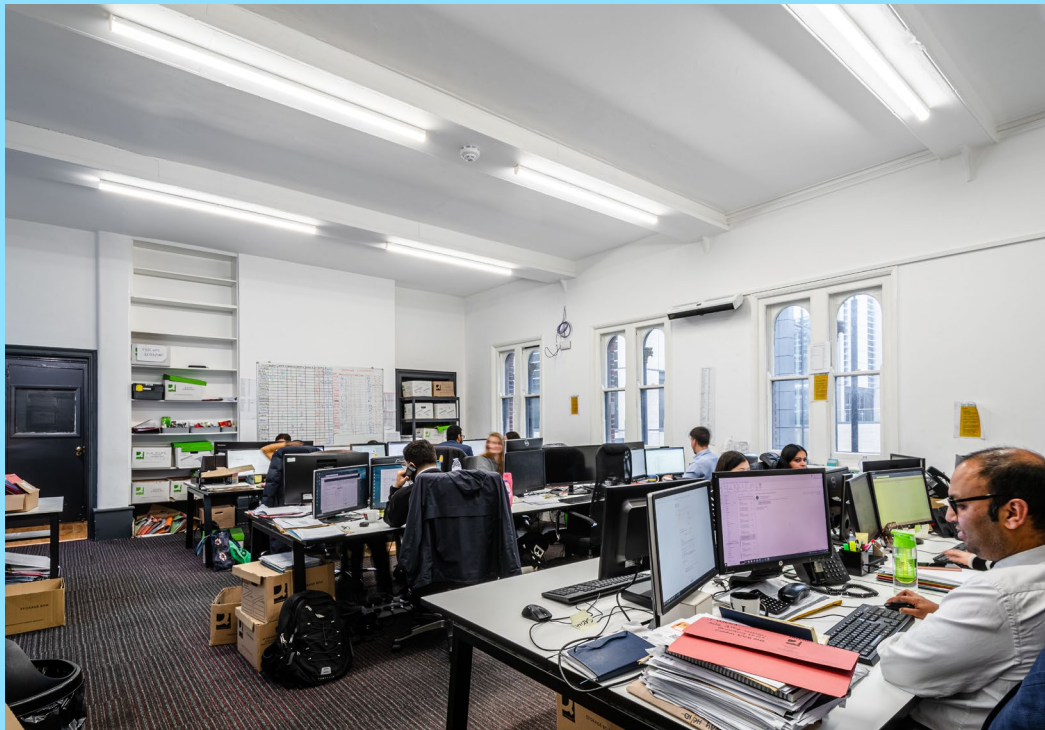
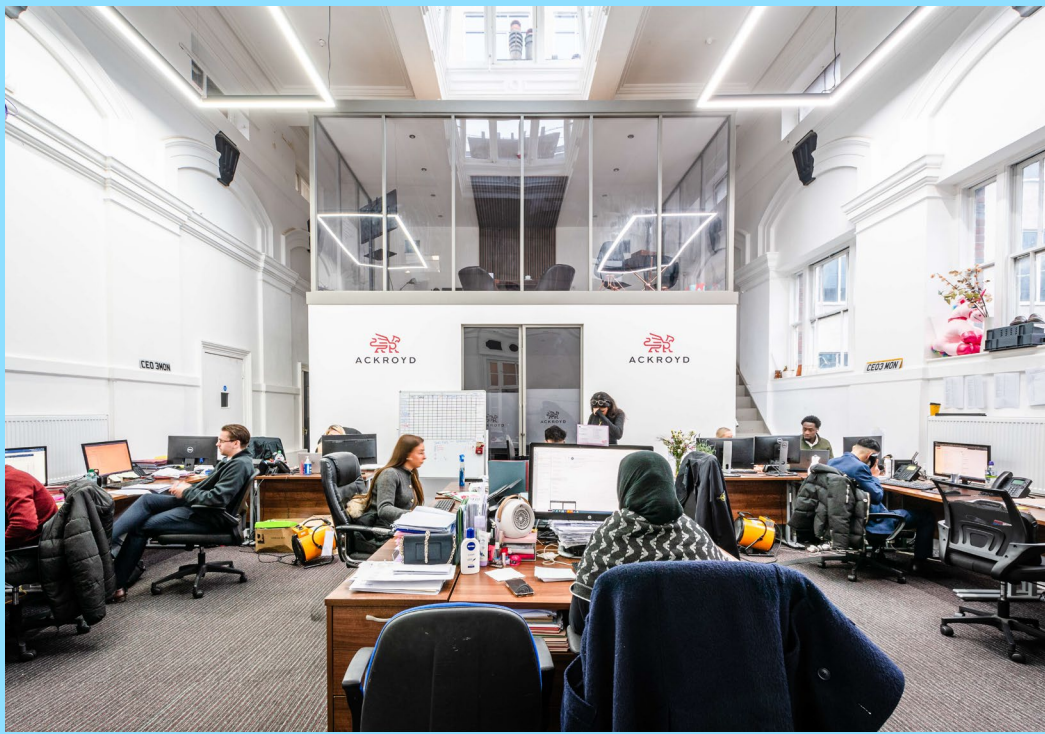
The available accommodation is a Grade II listed, self-contained, multi-purpose character building spanning the basement, ground, first, and second floors. It boasts a modern fit-out with multiple glazed meeting rooms, abundant natural light, and a private rear courtyard. This versatile space is well-suited for a range of E-class uses, including leisure, hospitality, office, and day-care services.

Each floor is available to let individually.

# SUMMARY

- Character Building
- Great floor-to-ceiling height
- Excellent natural light
- Superb transport links
- Fully self-contained
- Private courtyard
- Grade II listed





# LOCATION

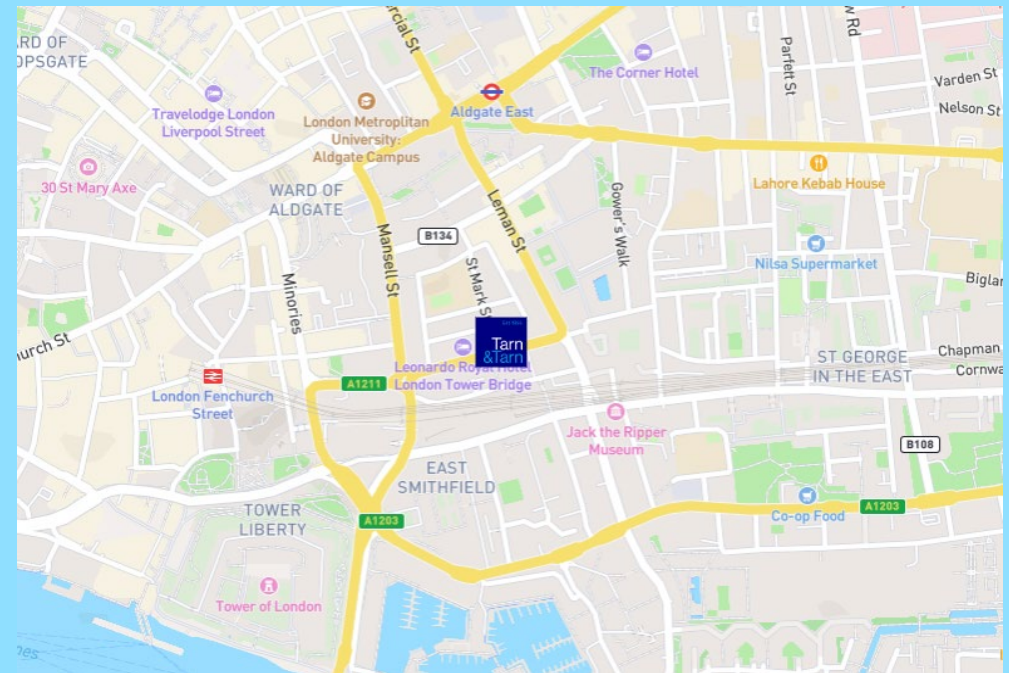
## THE AREA

The building is located on the east side of Prescott Street, nestled between the junctions of St Mark Street and Leman Street. Over the past five years, this area has undergone significant transformation, featuring a wave of new hotels, upscale residential developments, and modern office spaces. The building enjoys excellent transport connections, with Aldgate and Aldgate East Underground Stations nearby, while Tower Hill Underground Station is also within walking distance.



## TRANSPORT

-  Tower Gateway (3-minute walk) – DLR
-  Aldgate (7-minute walk) – Circle and Metropolitan
-  Aldgate East (8-minute walk) – Hammersmith & City and District Line



## ACCOMMODATION

FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
LOWER GROUND	2,949	£81,097.50	N/A	£39,039 P.A	
GROUND	2,420	£134,600	N/A	£54,600 P.A	
FIRST	2,460	£135,005	N/A	£53,508 P.A	
SECOND	943	£33,005	N/A	£36,036 P.A	
<b>TOTAL</b>	<b>8,772</b>	<b>£383,707.50</b>	<b>CURRENTLY N/A</b>	<b>£183,183</b>	<b>£566,890.50</b>

## TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

## BUILDING INSURANCE

Approximate Cost: TBC

## VAT

Applicable

## LOCAL AUTHORITY

City of London

## ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

## LEGAL COSTS

Each party to bear their own costs



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## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**