

MODERN FIRST FLOOR CLASS E OFFICE UNIT TO LET

52 Old Castle Street, London E1 7AJ | Subject to Vacant Possession



DESCRIPTION ...

1st floor office "suite" accessed from a shared entrance on Old Castle Street, with the benefit of its own lift between ground and first floor. The premises are currently configured as open plan areas, cellular offices, staff areas, kitchen and W/C facilities. The premises benefit from:

- RAISED FLOOR
- AIR CONDITIONING
- EXPOSED CEILING
- PASSENGER LIFT
- EXCELLENT NATURAL LIGHT
- FULLY GLAZED FAÇADE

Approximate dimensions are as follows:

DIMENSIONS

| | | |
|-------------|--------------------|------------|
| First Floor | 350 m ² | 3770 sq ft |
|-------------|--------------------|------------|



TENURE ...

A new FRI lease on terms to be agreed, subject to upward only rent reviews (to be granted outside of the Security of Tenure Provisions of Part II of the Landlord and Tenant Act 1954).

RENT ...

On application.

USE ...

The property has Class E use within the Town and Country Planning (Use Classes) Order 1987 (as amended), pursuant to decision notice PA1900743 (formerly B1).

MODERN FIRST FLOOR CLASS E OFFICE UNIT TO LET

52 Old Castle Street, London E1 7AJ | Subject to Vacant Possession

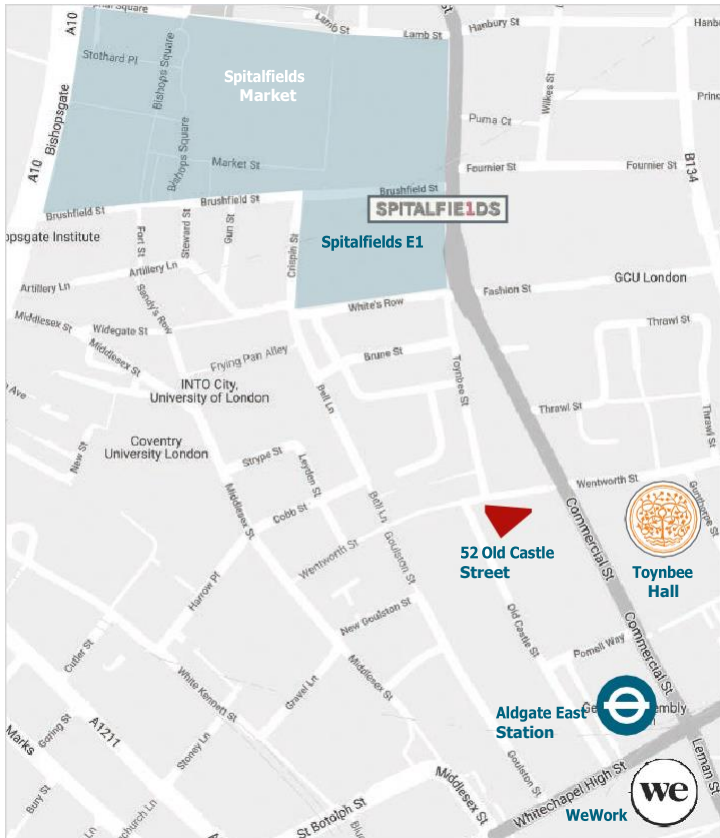


LOCATION ...

Situated at the junction of Old Castle Street and Resolution Plaza close to historic Wentworth Street Market and a short walk from both Spitalfields and Petticoat Lane Market.

The area is well known for its vibrancy and has a wide variety of bars, restaurants, coffee shops, office occupiers and leisure users.

Nearby office occupiers include Uber, Groupon and WeWork. The property is close to Aldgate East, Aldgate, Liverpool Street Underground Stations and the local area is well served by bus routes.

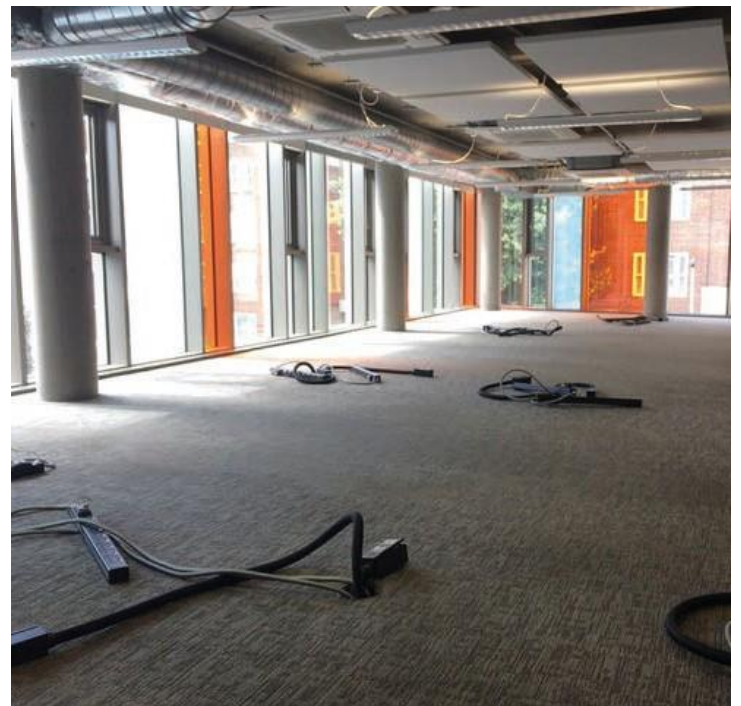
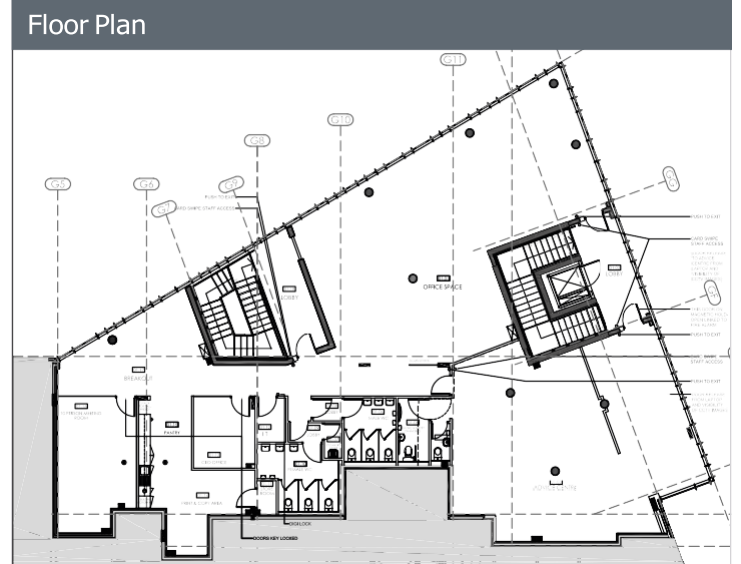


SERVICE CHARGE ...

The tenant to pay a contribution to the building and estate service charge annually.

BUSINESS RATES ...

Prospective tenants should make their own enquiries with the relevant local billing authority.



LEGAL COSTS ...

Each party to bear their own costs.

EPC ...

A copy of an EPC is available upon request.

VIEWING ...

For more information or to arrange a viewing please contact one of our team directly using the details below.

JEREMY PERCEVAL

T: 020 7538 2222
E: jeremyp@sfpgroup.com

TOM DAWES

T: 020 7538 2222
E: tom.dawes@sfpgroup.com

JESSICA LONSDALE

T: 020 7538 2222
E: jessical@sfpgroup.com

SFP PROPERTY | 9 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ



IMPORTANT NOTICE: SFP Property and their clients give notice that **1.** They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2.** Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and SFP Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **3.** All rent, prices or other charges given are exclusive of VAT. **4.** persons in the employment of SFP Property has any authority to make or give any representation or warranty whatsoever in relation to this property.