

# First Floor Offices Prominent East London Location

# TO LET

- First Floor Office Suite – 1,773 ft<sup>2</sup> (164.6 m<sup>2</sup>)
- Mix of Open-Plan & Private Offices
- Walking Distance to Stepney Green & Whitechapel Stations
- Prominent Position on Mile End Road (A11)
- 1 Car Parking Space Available
- Close to Queen Mary University & Local Amenities
- Available on a New 5-Year Lease
- **Rent: £45,000 per annum exclusive (pax)**



Unit F3, 82-88 Mile End Road,  
London E1 4UN

**Location:**

The property is prominently situated on the north side of Mile End Road (A11), a major arterial route connecting the City of London with East London. Located just a short walk from **Stepney Green Underground Station** (District and Hammersmith & City Lines), the property also benefits from excellent access to **Whitechapel Station**, providing Elizabeth Line (Crossrail), Overground and Underground services. Numerous bus routes operate along Mile End Road, ensuring strong connectivity across Central and East London.

The surrounding area comprises a vibrant mix of commercial occupiers, educational institutions, and residential developments, with Queen Mary University of London situated nearby, contributing to strong local footfall and amenities.

**Accommodation**

The first-floor offices are arranged to provide the following approximate areas:

• <b>Large Room (Classroom):</b>	92.7 m <sup>2</sup>	(998 ft <sup>2</sup> )
• <b>Office 1:</b>	11.2 m <sup>2</sup>	(121 ft <sup>2</sup> )
• <b>Office 2:</b>	16.1 m <sup>2</sup>	(173 ft <sup>2</sup> )
• <b>Office 3:</b>	7.2 m <sup>2</sup>	(78 ft <sup>2</sup> )
• <b>Office 4:</b>	11.1 m <sup>2</sup>	(120 ft <sup>2</sup> )
• <b>Store:</b>	6.4 m <sup>2</sup>	(69 ft <sup>2</sup> )
• <b>WC:</b>	9.3 m <sup>2</sup>	(100 ft <sup>2</sup> )
• <b>Hallway:</b>	10.6 m <sup>2</sup>	(114 ft <sup>2</sup> )

**Total Approximate Area:** 164.6 m<sup>2</sup> (1,773 ft<sup>2</sup>)

*1 car parking space can be made available by separate arrangement.*

**Rent:** £45,000 per annum exclusive (pax)

**Term:** Available on a new full repairing and insuring lease for a term of **5 years**

**Business Rates:** Interested parties are advised to make their enquiries with the London Borough of Tower Hamlets

**Legal Costs:** Each party to bear their own legal costs







### References:

A charge of £350 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

### Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £2000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proven or the tenant's references, AML, and Credit checks are not acceptable to the landlord. This deposit is held in our client's account until completion.

### EPC

Available Upon Request

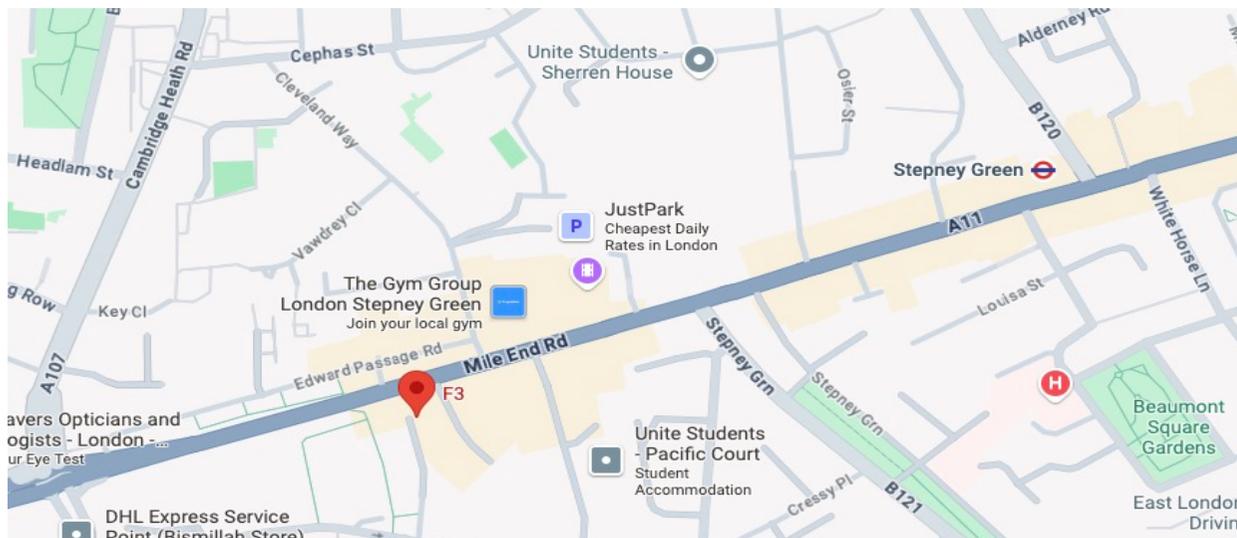
**Viewing strictly by appointment via sole agents**

**Jason Grant**

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