

E-Class Showroom / Building Suitable for Retail, Medical or Office Use

22-26 Nelson Street, London E1 2DE

To Let

Floor Areas (approx. NIA):

- Basement: 2,178 sq. ft (202.34 m²)
- Ground Floor: 1,482 sq. ft (137.68 m²)
- First Floor: 1,876 sq. ft (174.28 m²)
- Total: 5,536 sq. ft (514.30 m²)

Key Features

- Prominent frontage onto Nelson Street
- Character building arranged over three floors
- Lödige “Sherpa” goods lift (installed 2017) serving basement, ground and first floors – 2,000 kg capacity
- Flexible Use Class E – suitable for **fashion, showroom, trade, office or medical uses (STP)**
- Excellent ceiling heights throughout
- Mix of open-plan and ancillary areas
- Basement storage or ancillary workspace
- Close proximity to Whitechapel and Aldgate East stations

Rent: £90,000 per annum exclusive



Location

The property occupies a **prominent position on Nelson Street, London E1**, close to **Whitechapel Road** and **Commercial Road**.

Whitechapel Station (Elizabeth Line, District, H&C, Overground): approx. 7 minutes' walk (0.3 miles), Aldgate East Station (District, H&C): approx. 10 minutes' walk (0.5 miles), Shadwell DLR/Overground: approx. 12 minutes' walk (0.6 miles). The area benefits from excellent transport links and continues to improve following the opening of the Elizabeth Line, providing direct access to the City, West End, and Canary Wharf.

The surrounding area features a vibrant mix of **commercial, retail, leisure, and residential occupiers**, making it ideal for a wide range of modern E-Class users.

Accommodation

The property comprises the ground, first and basement floors, available together as a self-contained building offering a mix of showroom, storage and office accommodation.

Floor Areas (approx. NIA):

Basement:	2,178 sq. ft	(202.34 m ²) – ceiling height 2.50m
Ground Floor:	1,482 sq. ft	(137.68 m ²) – ceiling height 3.04m
First Floor:	1,876 sq. ft	(174.28 m ²) – ceiling height 2.95m
Total:	5,536 sq. ft	(514.30 m ²)

Interior Description

Ground Floor Showroom

Bright, open-plan showroom area with large display frontage onto Nelson Street. The space offers good natural light, recessed lighting and fitted carpet throughout. Currently used as a fashion wholesale showroom, it's ideal for retail, medical or office-style occupiers seeking a strong street presence.

First Floor Workspace / Studio

Open-plan workspace currently arranged for cutting, production and fabric storage. Provides excellent ceiling height, fluorescent lighting and good working space for studio, trade, or creative office use. The first floor is accessible via stairs and a Lödige "Sherpa" goods lift serving all floors.

Basement Storage / Ancillary Area

Practical lower ground space with a ceiling height of approximately 2.5m, currently used for hanging stock and ancillary storage. Well-lit and accessible by **lift and stairs**, offering valuable back-of-house space to support upper-floor operations.

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Lift Specification (Lödige “Sherpa” Goods Lift)

A **Lödige Industries “Sherpa” goods lift** serves the basement, ground and first floors, providing convenient movement of stock between levels.

- **Manufacturer:** Lödige Industries
- **Model:** Sherpa MSK 16
- **Year Installed:** 2017
- **Capacity:** 2,000 kg
- **Maximum Load Height:** 2.0 m
- **Use:** Goods only (passenger use prohibited)

Rent

£90,000 per annum exclusive

Lease

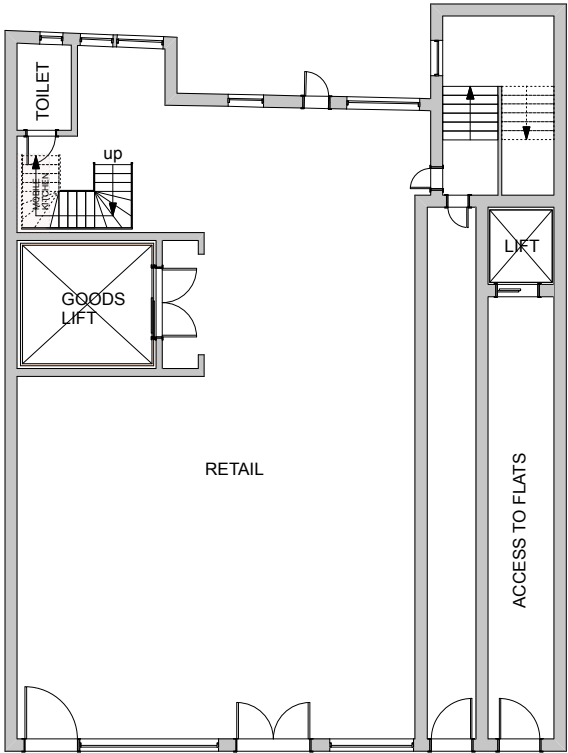
New FRI lease, terms to be agreed.

EPC

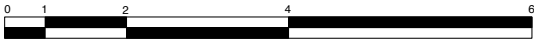
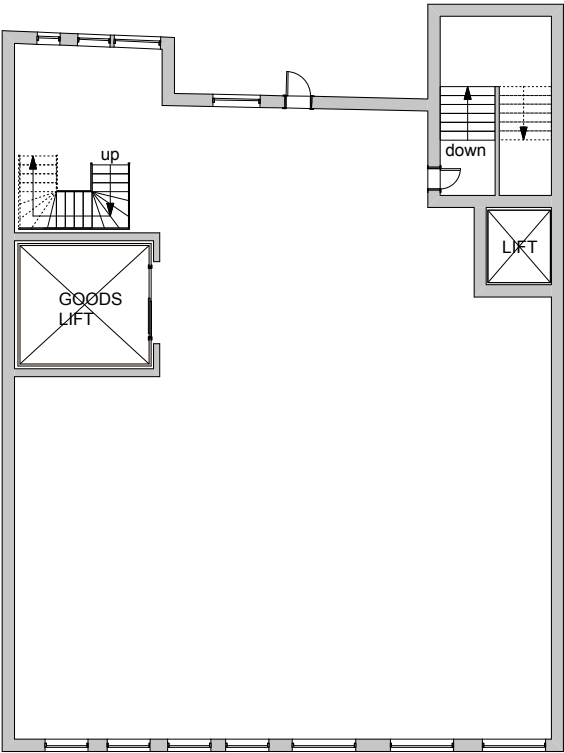
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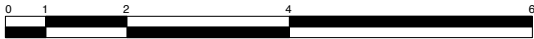
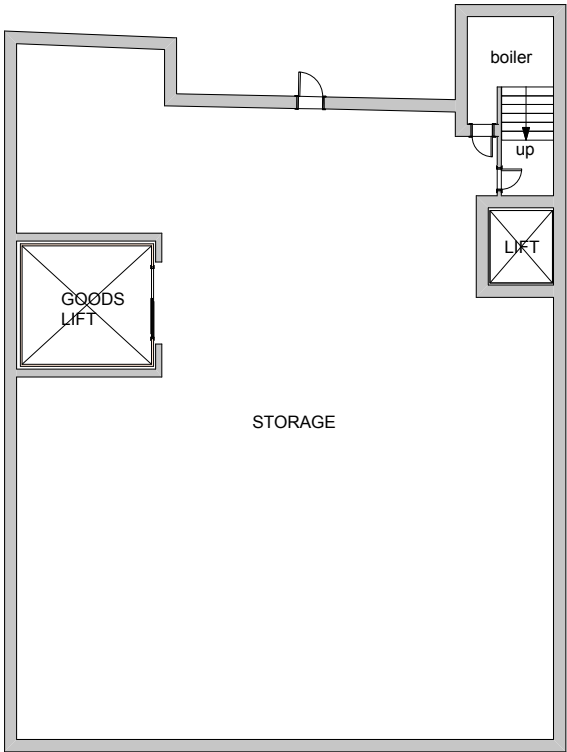




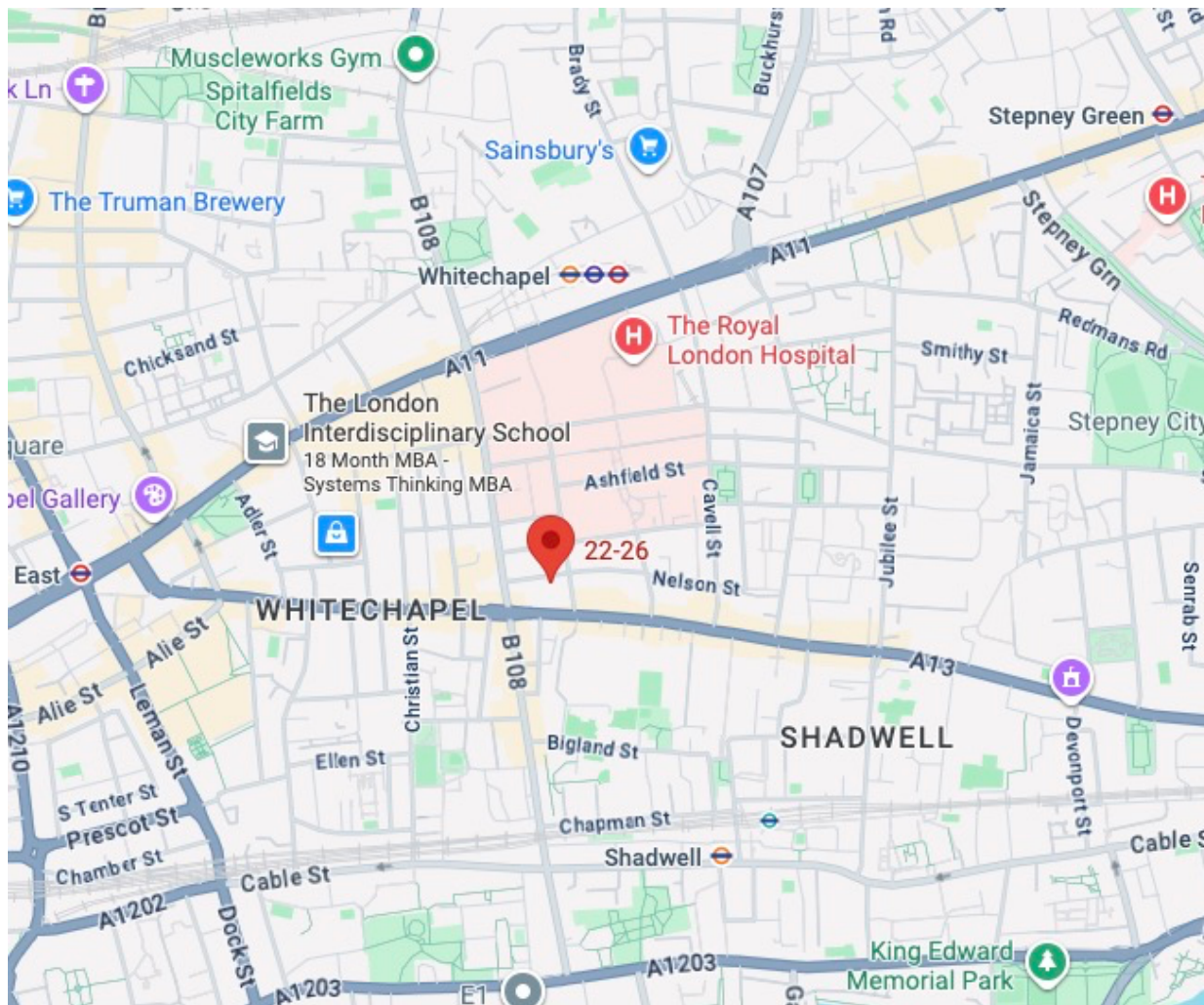
Total area over 3 floors without lifts & stairs	
520.7sqm	
Area of retail including goods lift	
143sqm	
Direction	
Drawing Title	
Existing Ground Floor Plan	
Client	
Tailor Property Investment	
Address	
22-26 Nelson street E1 2DE	
012	Drawing no.
NST	Drawn by
28th July 2025	Date
1:100 @A3	Scale
DO NOT SCALE FROM THIS DRAWING	



Total area over 3 floors without lifts & stairs	
520.7sqm	
Area	
187.3sqm	
Direction	
Drawing Title	
Existing First Floor Plan	
Client	
Tailor Property Investment	
Address	
22-26 Nelson street E1 2DE	
012	Drawing no.
NST	Drawn by
28th July 2025	Date
1:100 @A3	Scale
DO NOT SCALE FROM THIS DRAWING	



Total area over 3 floors without lifts & stairs	
520.7sqm	
Area of storage	
190.4sqm	
Direction	
Drawing Title	
Existing Basement Floor Plan	
Client	
Tailor Property Investment	
Address	
22-26 Nelson street E1 2DE	
012	Drawing no.
NST	Drawn by
28th July 2025	Date
1:100 @A3	Scale
©2025 NOT SCALE FROM THIS DRAWING	



Legal Costs

The incoming tenant is to contribute to the landlord's legal costs.

Business Rates

Rates Payable £31,912.50

Interested parties should make their own enquiries via Tower Hamlets Council Local or Valuation Office www.voa.gov.uk

Reference & Credit Checks

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 the Landlord accepts them.

Holding Deposit

Tenants wishing to secure this property may be required to pay a holding deposit to Countrywide Commercial of £3000. This deposit is non-refundable, except in the following circumstances: if the vendor withdraws, if clear title cannot be proven, or if 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.

Viewing Highly Recommended

Strictly by appointment via sole agents

Jason Grant

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