

Self-Contained Offices Premises

Ground and Lower Ground Floor

TO LET

Total Area 1292 sq. ft (119.92 sq. m)

14 Dock Street, London E1 8JP

KEY FEATURES

- Self-contained office premises
- Ground & lower ground floor accommodation
- Total Area 1,292 sq. ft (119.92 sq. m)
- Contemporary fit-out
- Meeting room
- Air conditioning
- Kitchen facilities
- Excellent natural light
- Walking distance to Aldgate East & Tower Hill stations
- New lease available – terms to be agreed



Location

The property occupies a prominent position on Dock Street, close to its junction with Leman Street in the heart of Aldgate. The area is well established as one of London's most sought-after office locations, benefiting from excellent transport links and a wide range of local amenities.

The property is conveniently situated within walking distance of Aldgate East, Aldgate, Tower Hill and Tower Gateway stations, providing access to the District, Hammersmith & City, Metropolitan and DLR networks.

Numerous cafés, restaurants, hotels and leisure facilities are located nearby, together with the City of London, St Katharine Docks and Whitechapel.

Description

The property comprises an attractive self-contained office arranged over ground and lower ground floors.

The accommodation benefits from excellent natural light to the ground floor together with a well-presented fit-out incorporating a meeting room, kitchen facilities, mezzanine storage area and WC facilities. The lower ground floor provides additional office accommodation together with a server room and ancillary space.

The property would suit a variety of occupiers including professional practices, creative businesses, design studios, media companies and technology firms.

Rent

£45,000

per annum exclusive.

Lease Terms

The property is available by way of a new Full Repairing and Insuring Lease, for a term to be agreed, subject to periodic rent reviews at appropriate intervals.

Business Rates

We understand the property has a Rateable Value of £44,000. Rates payable are estimated to be in the region of £24,420 per annum.

Interested parties are advised to verify this information with the London Borough of Tower Hamlets.

Accommodation

Ground Floor Office	383 sq ft
Meeting Room	165 sq ft
Mezzanine Area	59 sq ft
Kitchen	21 sq ft
Lower Ground Floor Office	381 sq ft
Hallway	152 sq ft
Server Room	86 sq ft
WC	23 sq ft
Total floor area	1,292 sq ft (119.92 sq m)

Amenities

Self-contained office premises
Ground & lower ground floors
Open-plan office accommodation
Glazed meeting room
Exposed brickwork features
Mezzanine storage area
Kitchen facilities
Server room
Excellent natural light





LEGAL COSTS

Ingoing tenant to pay a contribution of £2,000 + VAT towards the landlord's legal fees.



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 of £2,000 to Countrywide Commercial.

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.



**VIEWING STRICTLY
BY APPOINTMENT
VIA SOLE AGENTS**



CONTACT

VIEWING STRICTLY BY APPOINTMENT
VIA SOLE AGENTS

Jason Grant

- ☎ 020 8506 9905
- 📱 07956 380 992
- ✉ jason@countrywidecomm.co.uk

countrywide

COMMERCIAL PROPERTY AGENTS

Countrywide Commercial (UK) Ltd

- 📍 Connaught House, Woodford Green, Essex IG8 0XR
- ☎ 020 8506 9905
- ✉ info@countrywidecomm.co.uk
- 🌐 countrywidecomm.co.uk