

TO LET - GROUND FLOOR 'E' CLASS COMMERCIAL UNIT
 SUITABLE FOR A VARIETY OF USES
 GROUND FLOOR, CORNELL BUILDING, PLUMBER'S ROW, LONDON,
 E1 1EZ
 3,549 SQ.FT (329.71 M²)



Key Features

- Suspended ceilings
- Cat 5 ports
- Air conditioning
- Equality Act compliant entrance
- Carpeting
- Return frontage
- Rear access.

Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

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Location

The property is conveniently located on Plumber's Row at its junction with Coke Street, within walking distance to both Aldgate East and Whitechapel Stations, and furthermore less than a mile from Spitalfields, Shoreditch and the City. Commercial Road (A13) is situated to the South of the demise and Whitechapel Road (A11) directly to the North. On-street regulated parking is available in the immediate vicinity.

Accommodation

Ground floor self-contained commercial premises forming part of a multi-storey mixed use building. The property benefits from return frontage, an Equality Act compliant entrance, and access through the rear of the building via the car park. Other amenities include staff facilities, suspended ceilings, air conditioning, carpeting and Cat 5 ports. Approximate area is as follows in accordance with IPMS 3 for offices:

Total	3,549 sq.ft (329.71 m ²)
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Lease Terms

The premises is available by way of a new Full Repairing and Insuring Lease for a term to be agreed subject to periodic, upward only rent review.

Rent

£89,995 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

Rates

Rateable Value	£99,500
UBR 2020/2021	53.2p
Rates Payable	£52,934
Interested parties are advised to verify these figures with The London Borough of Tower Hamlets on 020 7364 5010	

VAT

Value Added Tax is applicable in respect of this property.

Service Charge

We are advised that the service charge is in the region of £4,500.00 per annum to include building's insurance.

Energy Performance Asset Rating

D	◀ 87	This is how energy efficient this building is
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Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.