

## Excellent Value Offices To Let

### 50 Leman Street, London, E1



#### Transport Links

- 0.12 miles from Aldgate East
- 0.20 miles from Aldgate
- 0.36 miles from Tower Hill
- 0.60 miles from Fenchurch Street

#### Lease

A new lease(s) is available for a term until December 2024, outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, Part II (as amended).

#### Rent

£19.50 per sq.ft

#### Accommodation

|                       |             |                   |
|-----------------------|-------------|-------------------|
| 1 <sup>st</sup> Floor | 4,568 sq ft | 424m <sup>2</sup> |
|-----------------------|-------------|-------------------|

#### Rates Payable (2022/23)

Estimated at £14.29 per sq.ft overall.

However, all interested parties should make their own enquiries.

#### Service Charge

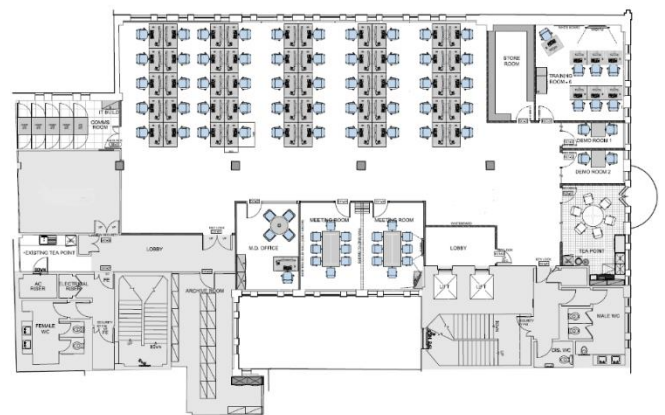
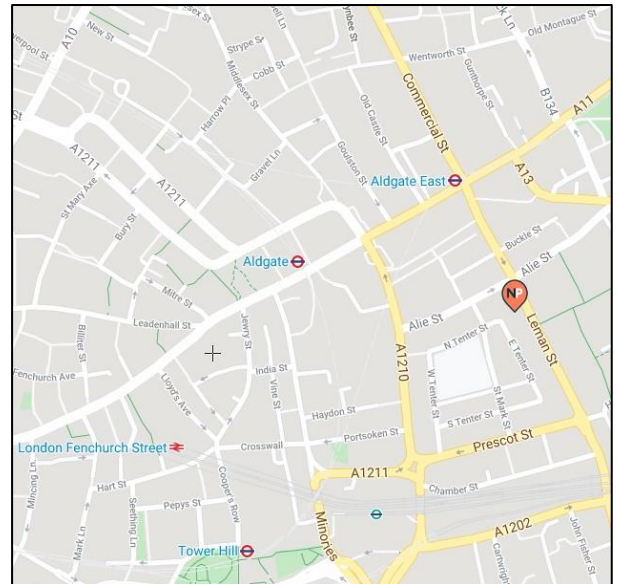
Estimated at £9.95 per sq.ft

#### VAT

The building has been elected for VAT.

## Amenities

- Fully fitted with cabling, meeting rooms and kitchenette
- Air conditioning
- Fully Accessible Raised Floors
- Suspended Ceiling with new LED Lighting
- Manned Reception
- Two automatic passenger lifts
- New carpet



## Newton Perkins

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