

Newly refurbished & fitted – to let

50 Leman Street, Aldgate, London, E1 – 4,568 sq. ft.

Rent – £39.50 per square foot



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 is available for a term until December 2029, outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, Part II (as amended).

Rent

£39.50 per sq. ft.

Accommodation

1 st Floor	4,568 sq. ft.	U/O
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Rates Payable (2024/25)

Estimated at £15.74 per sq. ft.

However, all interested parties should make their own enquiries.

Service Charge

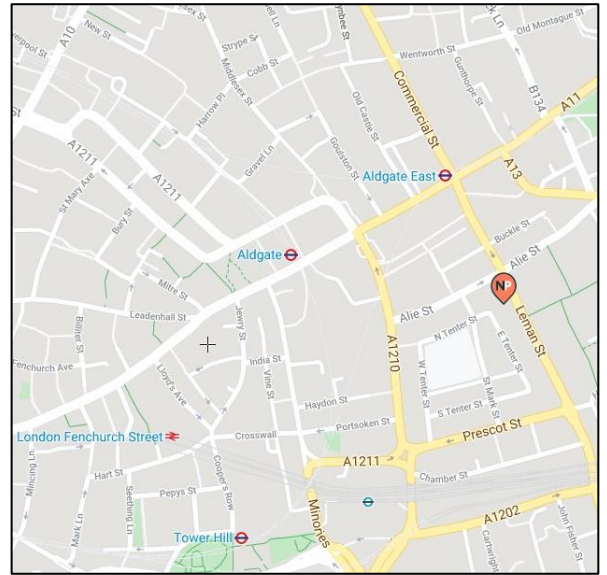
Estimated at £9.95 per sq. ft.

VAT

The building has been elected for VAT.

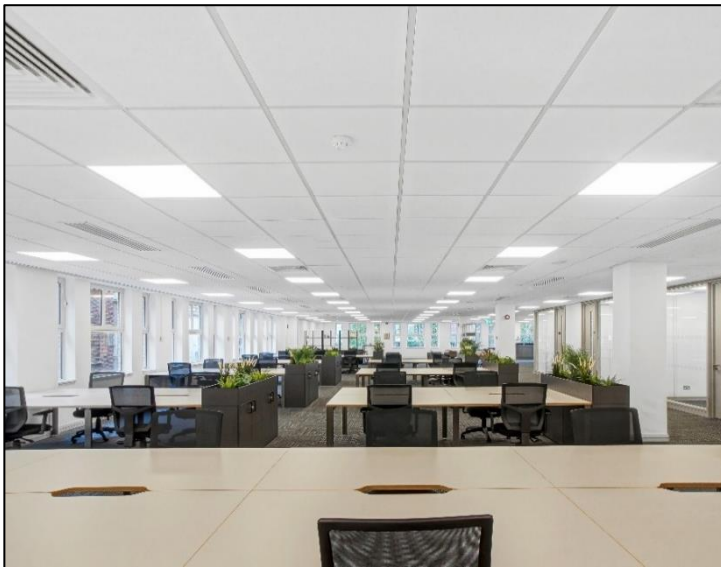
Amenities

- Reception with commissionaire
- Fully fitted with meeting rooms and kitchenette
- New furniture
- Air conditioning
- Fully Accessible Raised Floors
- Suspended Ceiling with new LED Lighting
- Power & Data installed
- Server Room
- Two automatic passenger lifts
- New carpet



1st Floor Layout





Newton Perkins

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