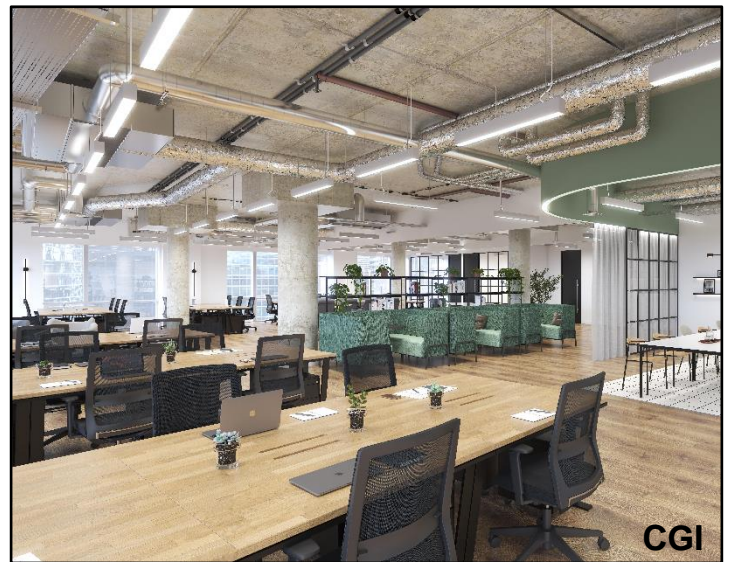


## Fantastic Plug & Play Offices

The Relay Building, 1 Commercial Street, London, E1



### Transport Links

- 0.16 miles from Aldgate
- 0.46 miles from Fenchurch Street
- 0.58 miles from Tower Hill
- 0.68 miles from Liverpool Street

### Lease

New leases are available direct from the Landlord.

### Rates Payable (2023/24)

Estimated at £21.00 per sq. ft.

However, all interested parties should make their own enquiries.

### Accommodation

6 <sup>th</sup> Floor	7,000 – 15,897 sq. ft.	
5 <sup>th</sup> Floor (Front)	c. 7,600 sq. ft.	Fitted Out

### Rent

£52.50 per sq. ft.

### Service Charge

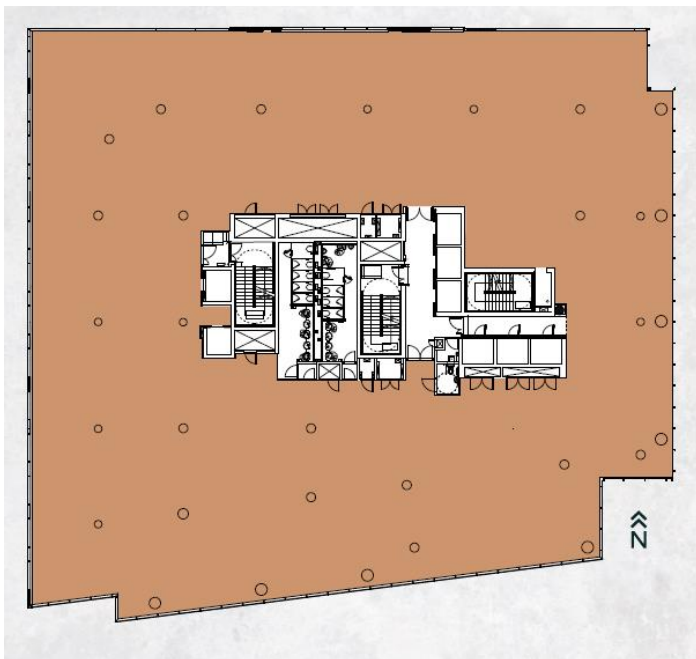
Estimated at £13.09 per sq. ft.

### VAT

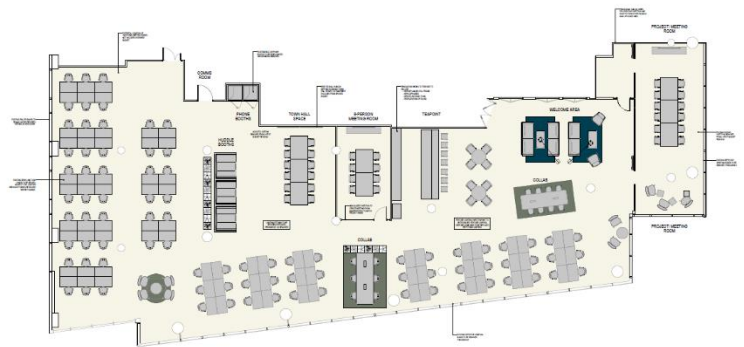
The building has been elected for VAT.

## Amenities

- High quality fully fitted offices
- Exposed ceiling and services
- 4-Pipe fan coil air conditioning
- Floor to ceiling height 3.3m
- Full accessible raised floors
- 3 x 13 person passenger lifts
- Bicycle storage, lockers and showers
- EPC rating C (51 – 75)



6<sup>th</sup> Floor – CAT A



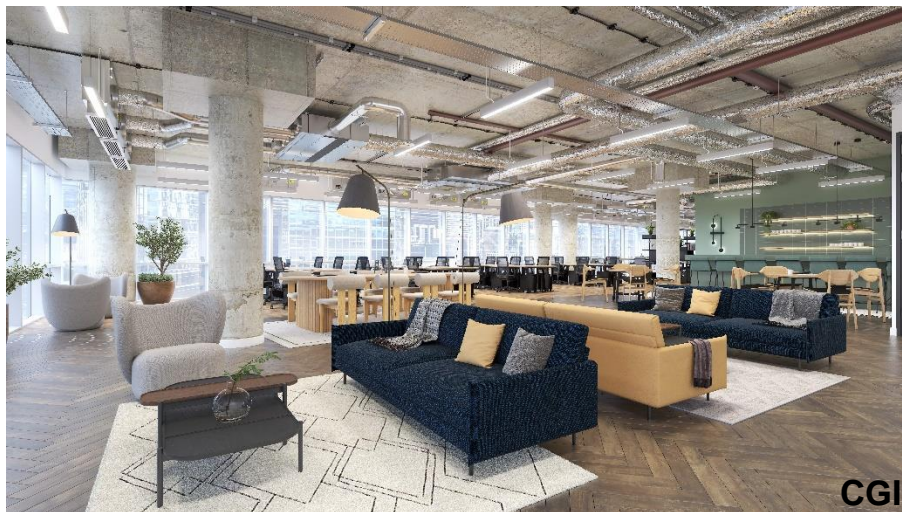
Part 5<sup>th</sup> Floor Layout

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property



Entrance Hall



Part 5<sup>th</sup> Floor

## Newton Perkins

Jonathan Beilin – 07967 392 016  
E-mail: [jb@newtonperkins.com](mailto:jb@newtonperkins.com)

Alice Wiley – 07546 695 724  
E-mail: [aw@newtonperkins.com](mailto:aw@newtonperkins.com)

## CBRE

David Wilson – +44 207 182 8160  
E-mail: [david.t.wilson@cbre.com](mailto:david.t.wilson@cbre.com)

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property