

## “Plug & Play” Offices

50 Lemn Street, London, E1

4,568 sq ft – 10,054 sq ft



### Virtual Walkthrough

<https://vimeo.com/425497627>

### 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 2024, 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

|                       |                     |                         |
|-----------------------|---------------------|-------------------------|
| 2 <sup>nd</sup> Floor | 5,486 sq ft         | 509m <sup>2</sup>       |
| 1 <sup>st</sup> Floor | 4,568 sq ft         | 424m <sup>2</sup>       |
| <b>TOTAL</b>          | <b>10,054 sq ft</b> | <b>934m<sup>2</sup></b> |

### Rates Payable (2020/21)

Estimated at £11.10 per sq.ft overall.

However, all interested parties should make their own enquiries.

### Service Charge

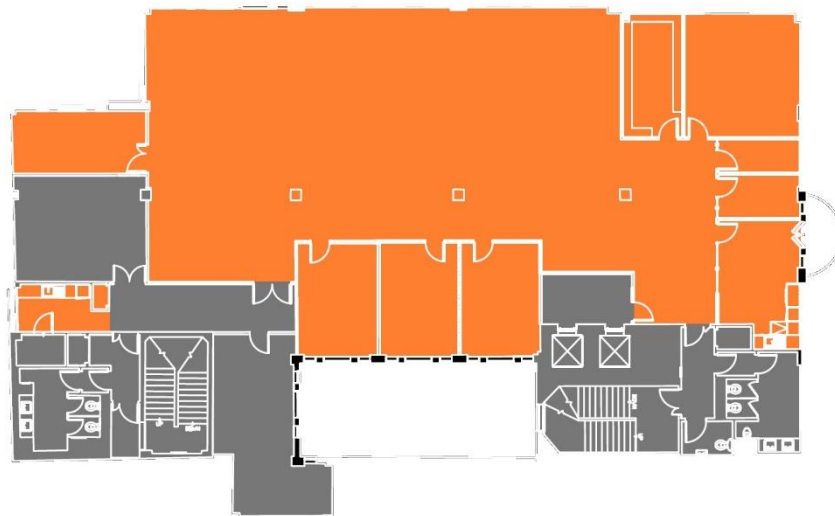
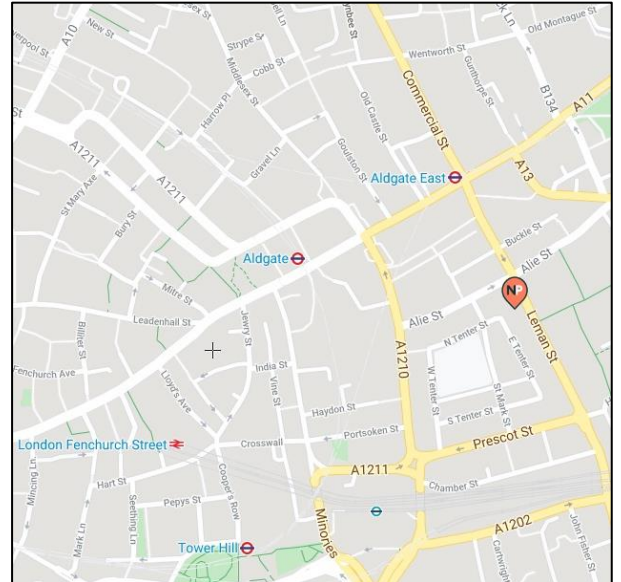
Estimated at £9.95 per sq.ft

### 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



1<sup>st</sup> Floor – Indicative

## Newton Perkins

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