

# A1/A2/A3/B1/D1/D2 Unit - London, E1

TO LET

30 Commercial Road,  
London E1 1LN

**Harston&Co**

For more information call us  
on 020 3371 0061





## Highlights

- Triple-fronted ground floor commercial unit
- Up to 4,405 square feet (409.24 square metres) available
- Excellent location close to Aldgate East Station
- A1 / A2 use – the landlord would consider alternative uses and splitting the unit STPP
- Available on a new lease with no premium

## Location

The property is located on Commercial Road (A13), opposite the junction with Manningtree Street and close to the junction of Whitechapel Street. Aldgate East Station and Aldgate Station are approximately 0.1 and 0.3 miles away, respectively. The Liverpool Street/Bishopsgate area is approximately 0.6 miles away and London Wall is approximately 0.8 miles away. Numerous bus routes serve the A13 and the location is well positioned to serve the City Fringe and City offices, businesses and residents in the area.

## Description

The property comprises a triple-fronted open plan commercial unit arranged over ground floor and basement, with planning use A1 or A2, and measures approximately 4,405 square feet (409.24 square metres). The breakdown is as follows (approximately):

### Ground Floor

2,091 square feet (194.33 square metres)

### Basement

2,314 square feet (215.13 square metres)

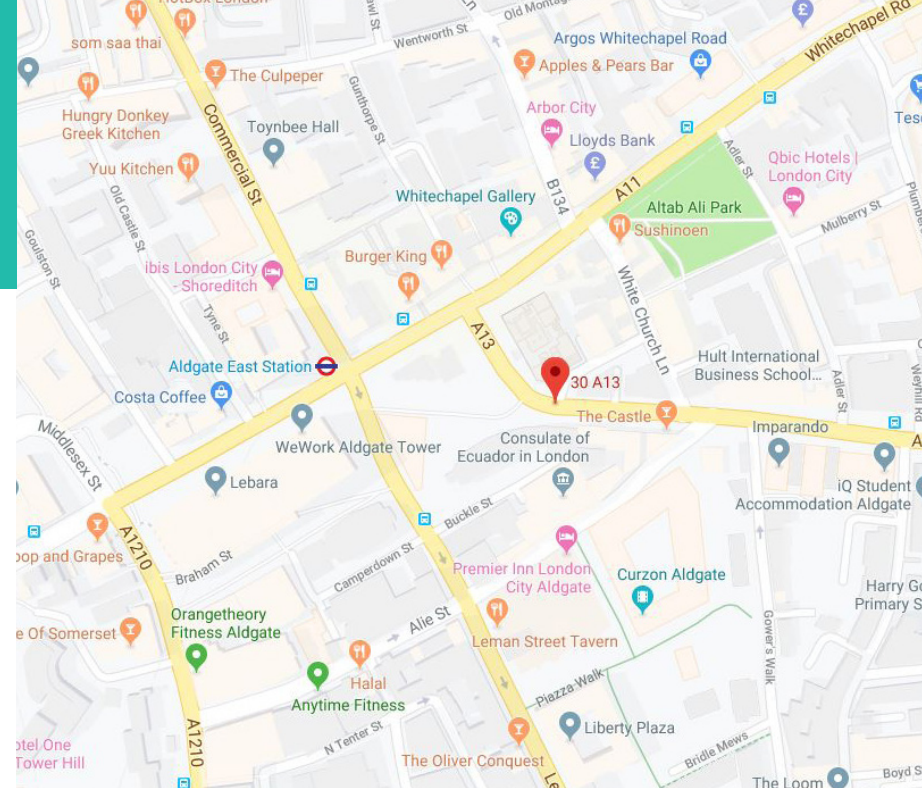
The unit will be provided in shell and core condition from Q3 2020. The landlord will consider splitting the unit to suit incoming tenants, with alternative uses considered, subject to the appropriate consents being obtained.

## Business Rates

Interested tenants are advised to check with Tower Hamlets business rates department to independently verify the rates applicable for their intended use.

## Terms

To be let on a new lease with no premium on terms to be agreed, subject to contract. The asking rent for the ground floor is £50 per square foot and £25 per square foot for the basement.



Rent:

From £38,350 per annum

# Harston&Co

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