

# Shop/Office - Whitechapel, E1

TO LET

17 Umberston Street,  
London, E1 1PY

**Harston&Co**

For more information call us  
on 020 3371 0061





### Highlights

- Situated in the heart of Whitechapel with excellent transportation links across London
- Arranged over ground floor and basement measuring approximately 1,646 square feet (153.02 square metres)
- Forming part of a recently completed mixed-use redevelopment
- Available with a new lease and no premium
- EPC Rating - TBC

### Location

The property is located in the heart of Whitechapel on Umberston Street, London, E1. Commercial Road (A13) is to the north of the property and The Highway (A1203) is to the south. The area benefits from great transport links across London, with Shadwell London Overground Station 750m away and Aldgate East and Whitechapel underground stations within easy walking distance. There are a number of bus routes and night bus routes along Commercial Road. The immediate area is a mix of high-density housing, offices, and a range of independent retailers.

Please note all times and distances given are approximate only.

### Description

The property is arranged over the ground floor and basement. We understand that it benefits from Use Class E planning consent, although we strongly advise all interested parties to make their own enquiries with the London Borough of Tower Hamlets planning department. Subject to appropriate consents being obtained the landlord is willing to consider a range of potential uses. The property will be offered in shell and core condition ready for tenant fit out. The floor sizes are;

Ground Floor = 618 square feet (57.48 square metres)

Basement = 1,028 square feet (95.54 square metres)

Total = 1,646 square feet (153.02 square metres)

Please note that these sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

### Business Rates

The property needs to be valued by the London Borough of Tower Hamlet's business rates department. All interested parties are advised to make enquiries directly with them.

### Terms

The property is available with a new lease at £30,000 per annum, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£30,000 per annum

# Harston&Co

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