



AVAILABLE TO LET

31a Scarborough Street, E1

31A Scarborough Street, London E1 8DR



Office for rent, 3,175 sq ft, £35.00 psf

To request a viewing call us on 0203 911 3666

For more information visit <https://www.realla.co.uk/m/37871-31a-scarborough-street-e1-31a-scarborough-street>

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GROUND FLOOR OFFICE WITH SUBSTANTIAL RETURN FRONTAGE, JUST A FEW MINUTES WALK FROM ALDgate EAST STATION. WOULD BE OF PARTICULAR INTEREST TO CHARITIES AND FINANCIAL CONSULTANCIES

This property comprises a self contained B1 office offering good quality fitted out and open plan accommodation. A newly converted additional 1,800 sq ft office also available adjacent to the premises - subject to negotiation

The space provides well specified office accommodation with air conditioning, carpeted flooring, cat 5 cabling throughout, several attractive glazed meeting rooms/private offices, WCs and a kitchen. The substantial glazed frontage providing a unique branding opportunity for occupiers.

Just a few minutes walk from Aldgate East the premises benefit from excellent transport links to the City, West End and East London. Nearby occupiers include the Grange Hotel, London Metropolitan Police, Pizza Union and Sainsburys.

Highlights

- Self contained ground floor B1 office
- Substantial return frontage
- DDA compliant
- Fitted to a good standard
- Potential to retain open plan layout and/or create meeting rooms
- Air conditioning
- Close to good transport links

Property details

| | |
|--------------------|-------------------|
| Rent | £35.00 psf |
| Est. S/C | £1.50 psf |
| Est. rates payable | £42,000 per annum |
| Building type | Office |
| Size | 3,175 Sq ft |

Lease details On new terms to be agreed with the landlord.

| Floor | Size sq ft | Rent psf | Service charge psf | Rates psf | Total pa | Status |
|--------------|------------|----------|--------------------|-----------|-------------|-----------|
| Ground Floor | 3,175 | £35.00 | £1.50 | £13.23 | £157,887.50 | Available |

More information

[Visit microsite](#)

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Contact us

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