



AVAILABLE TO LET

38-40 Commercial Road, E1

38-40 Commercial Road, London E1 1LN



Retail for rent, 3,293 sq ft, £100,000 per annum

Iftakhar Khan
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To request a viewing call us on 0203 911 3666

For more information visit <https://realla.co/m/37719-38-40-commercial-road-e1-38-40-commercial-road>

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3,293 sq ft ground floor retail/showroom located on Commercial Road

The unit is arranged over the ground floor of a prominent office block. The unit benefits from an extensive frontage, generous ceiling heights and a rear loading bay.

The unit currently benefits from Class B1 use, however interest subject to a change of use to A1, A2, D1 or D2 may be considered.

The property is situated on the south side of Commercial Road (A13), opposite the junction with White Church Lane and moments from the junction with Whitechapel High Street (A11). Liverpool Street Station and the City are 5 minutes to the north west and west respectively, while Tower Hill and St Katherine's Dock are situated 5 minutes to the south.

The area is well served by public transport, with Aldgate East Station (District and Hammersmith & City lines) moments to the north and Aldgate (Circle and Metropolitan lines) and Whitechapel (District and Hammersmith & City lines, Overground services and the Elizabeth line from 2018) stations a 3 minute walk to the west and 7 minutes to the east respectively, while there are also numerous bus routes serving the area.

Highlights

- Generous ceiling heights
- Rear loading bay
- Alternative uses considered - subject to planning
- Extensive frontage

Property details

Rent	£100,000 per annum
Building type	Retail
Planning class	A1
Size	3,293 Sq ft
Lease details	Offered on a new full repairing and insuring lease for a term to be agreed

Floor	Size sq ft	Status
Ground Floor	3,293	Available

More information

[Visit microsite](#)

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Contact us

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