



8 Manningtree Street

London, E1 1LG

**Self contained Ground
and Lower Ground unit
available for lease -
Class E**

**2,732 sq ft
(253.81 sq m)**

- Fully self contained
- Air Conditioning
- Engineered wooden flooring
- Ground floor frontage
- WC facilities
- Fitted kitchen

8 Manningtree Street, London, E1 1LG

Description

Fantastic showroom/office to rent in Aldgate just minutes from Aldgate East station with ground floor frontage – E use class

The premises provide 2,732 sq ft over ground and lower ground floor of office or showroom accommodation with ground floor frontage. The unit benefits from E class use and would be suitable for a variety of occupiers.

The premises is currently occupied and will be available from October 2022

Location

Ideally located between Whitechapel High Street and Commercial Road, just a stones throw from Aldgate East station and the shops, bars and restaurants of Commercial Street, Spitalfields Market and Brick Lane.

Specification

Ground floor frontage

Self contained

Engineered timber flooring

WC facilities

Air conditioning

Fitted kitchen

Suitable for a variety of uses

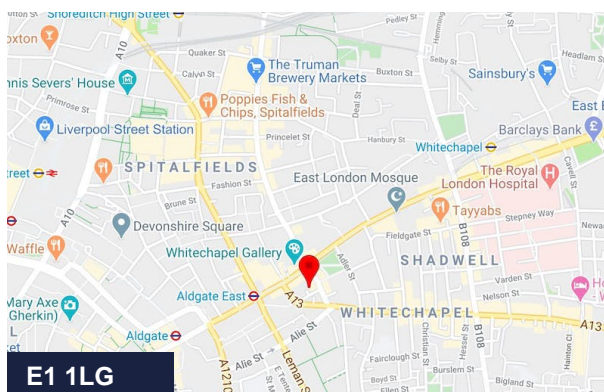
Low occupational costs

Viewings

Via sole agents, Stirling Ackroyd

Terms

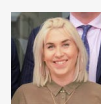
New FRI lease by negotiation



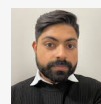
Summary

Available Size	2,732 sq ft
Rent	£61,500 per annum
Rates Payable	£5.70 per sq ft
Service Charge	£1,985 per annum
EPC Rating	Upon Enquiry

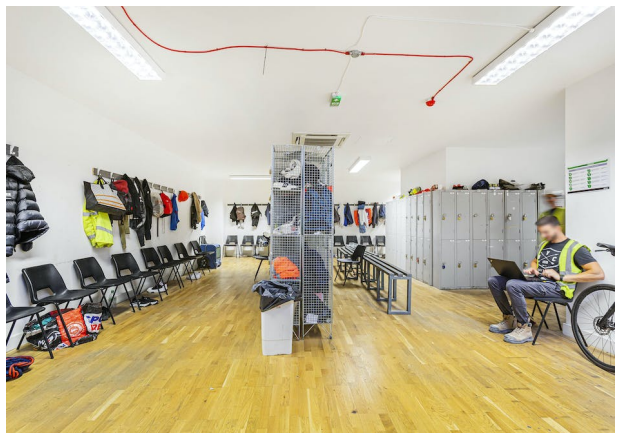
Viewing & Further Information



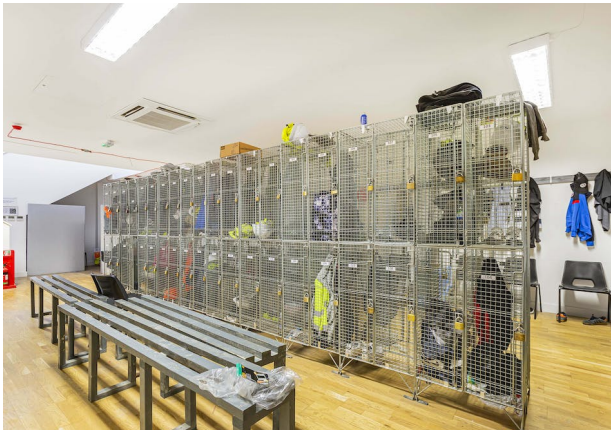
Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com

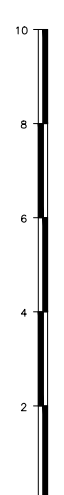
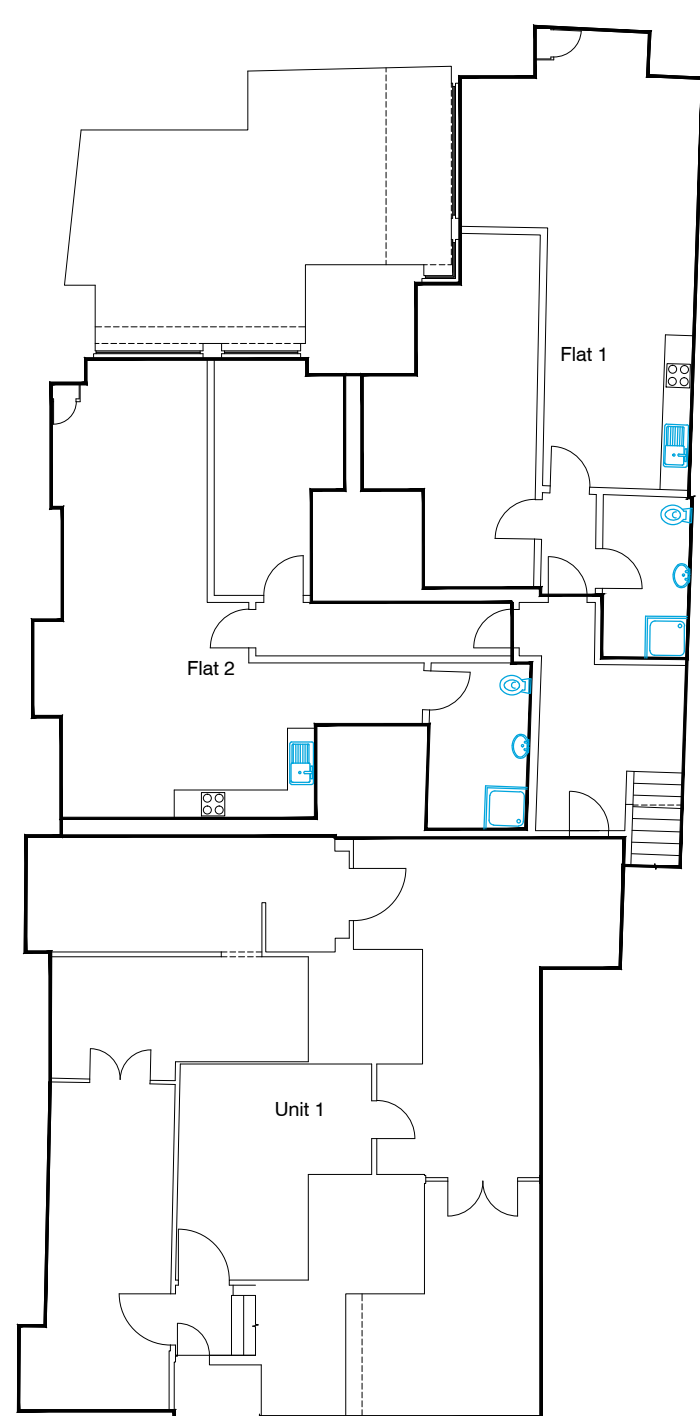


Harry Mann
020 3967 0103 | 07947728313
hmann@stirlingackroyd.com









MANNINGTREE LANE

TOTAL GIA = 306.862m²
 UNIT 1 GIA = 135.915m²
 FLAT 1 GIA = 68.058m²
 FLAT 2 GIA = 71.594m²



Symbol & Abbreviation Key.

SANITARY (INDICATIVE ONLY)

- WC
- BIDET
- URINAL
- WASH HAND BASIN
- SINK
- SLUICE
- SINK & DRAINER
- SHOWER TRAY
- BATH

ANNOTATION

- ARCH HEIGHT
- SPRINGER HEIGHT
- BEAM HEIGHT TO UNDERSIDE
- UNDERSIDE
- DOOR HEIGHT
- FLOOR TO CILL HEIGHT
- CILL TO HEAD HEIGHT
- CEILING HEIGHT
- HIGHEST / LOWEST POINT OF SLOPING CEILING
- SUSPENDED CEILING HEIGHT


OTHER ABBREVIATIONS

- a/c AIR CONDITIONING UNIT
- bl BOILER
- ck COOKER
- cbd CLIPBOARD
- elec ELECTRICS
- fb ← FLOOR BOARDS (SYMBOL INDICATES BOARD DIRECTION)
- fp FIREPLACE
- pr PIPE RISER
- rad RADIATOR
- rl ROOF LIGHT
- rsd ROLLER SHUTTER DOOR
- tk TANK

Notes.

Rev	Details of Revision	Drawn	Date

Surveyed	Drawn	Date	Checked	Date	Approved	Date
SE	RW	16/01/15	EJG	16/01/15	RGT	16/01/15



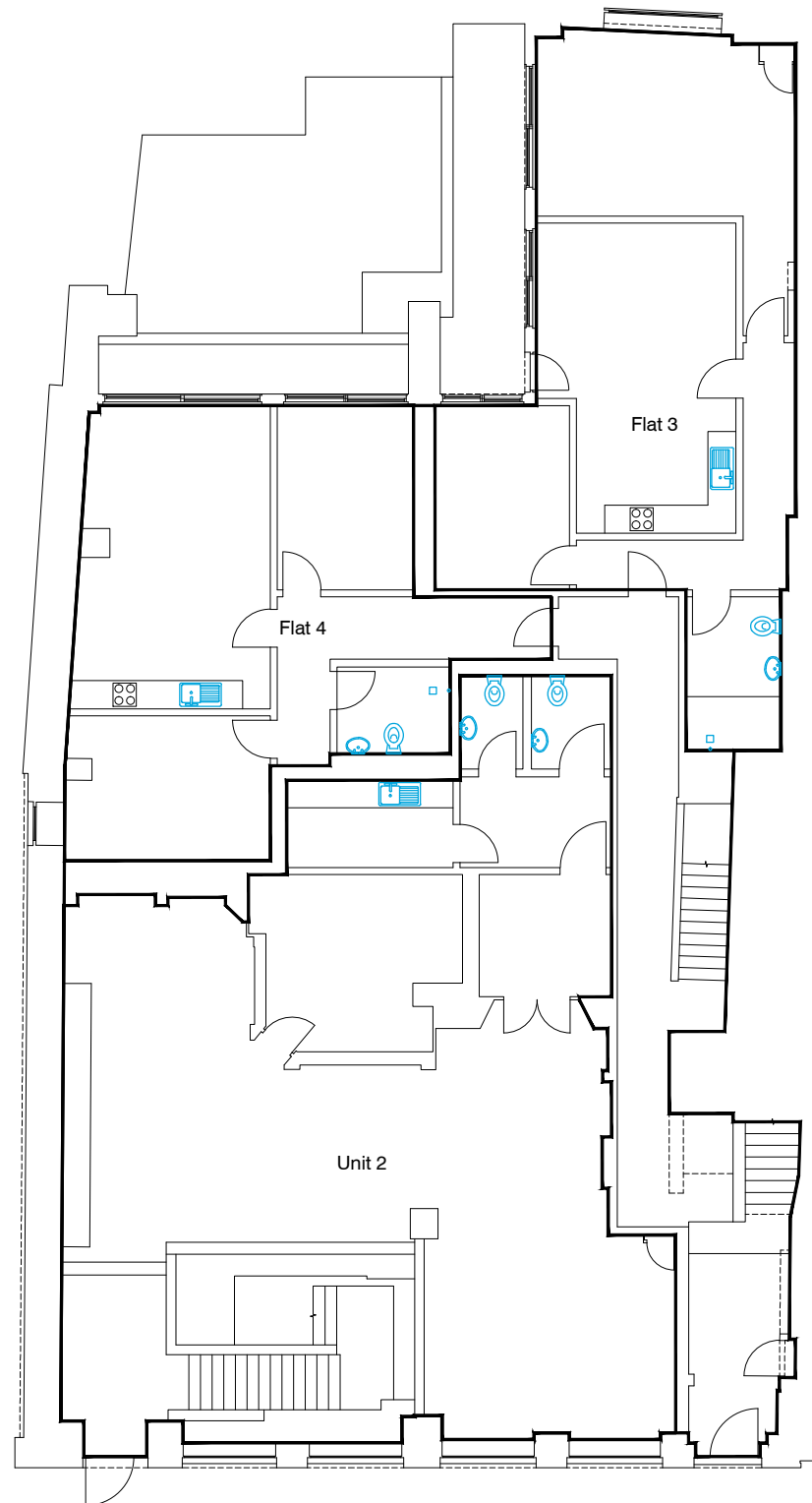
Interlock Surveys Limited
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 Leamington Spa
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 CV31 1TF

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 E: info@interlocksurveys.co.uk

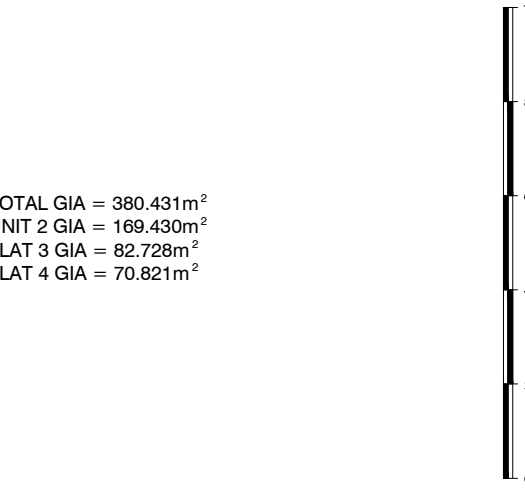
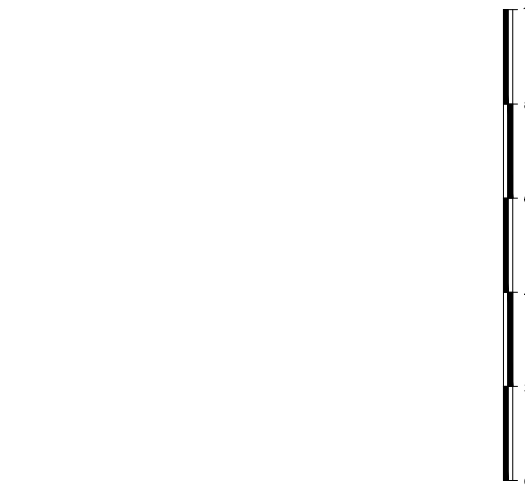
Client.
 KYSON
 STUDIO 28
 SCRUTTON STREET, LONDON
 EC2A 4RP

Title.
MEASURED BUILDING
 7-8 MANNINGTREE LANE
 LONDON
 E1 1LG

Dwg No. **140952.5GIA** Sheet **1 of 5**
 Scale 1:100 A2 Sheet Rev. -



MANNINGTREE LANE



TOTAL GIA = 380.431m²
 UNIT 2 GIA = 169.430m²
 FLAT 3 GIA = 82.728m²
 FLAT 4 GIA = 70.821m²

Symbol & Abbreviation Key.

- SANITARY (INDICATIVE ONLY)**
- WC
 - BIDET
 - URINAL
 - WASH HAND BASIN
 - SINK
 - SLUICE
 - SINK & DRAINER
 - SHOWER TRAY
 - BATH

- ANNOTATION**
- ah 1.90 ARCH HEIGHT
 - spr 1.78 SPRINGER HEIGHT
 - sh 2.43 BEAM HEIGHT TO UNDERSIDE
 - uh 2.43 UNDERSIDE
 - dh 1.90 DOOR HEIGHT
 - fc 1.55 FLOOR TO CILL HEIGHT
 - ch 0.89 CILL TO HEAD HEIGHT
 - ch 2.89 CEILING HEIGHT
 - sh 2.89 HIGHEST / LOWEST POINT OF SLOPING CEILING
 - sh 2.89 SUSPENDED CEILING HEIGHT

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Dwg No. **140952.5GIA** Sheet **2 of 5**

Scale 1:100 A2 Sheet Rev. -