

# Compton

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## Whitechapel

Red Lion Row, The Silk  
District  
E1 2JA

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Unique Opportunity To Buy Or  
Rent, Single Or Multiple Units In The  
Heart Of Whitechapel

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**For Rent / For Sale**  
2,457 to 26,563 ft<sup>2</sup>

020 7101 2020  
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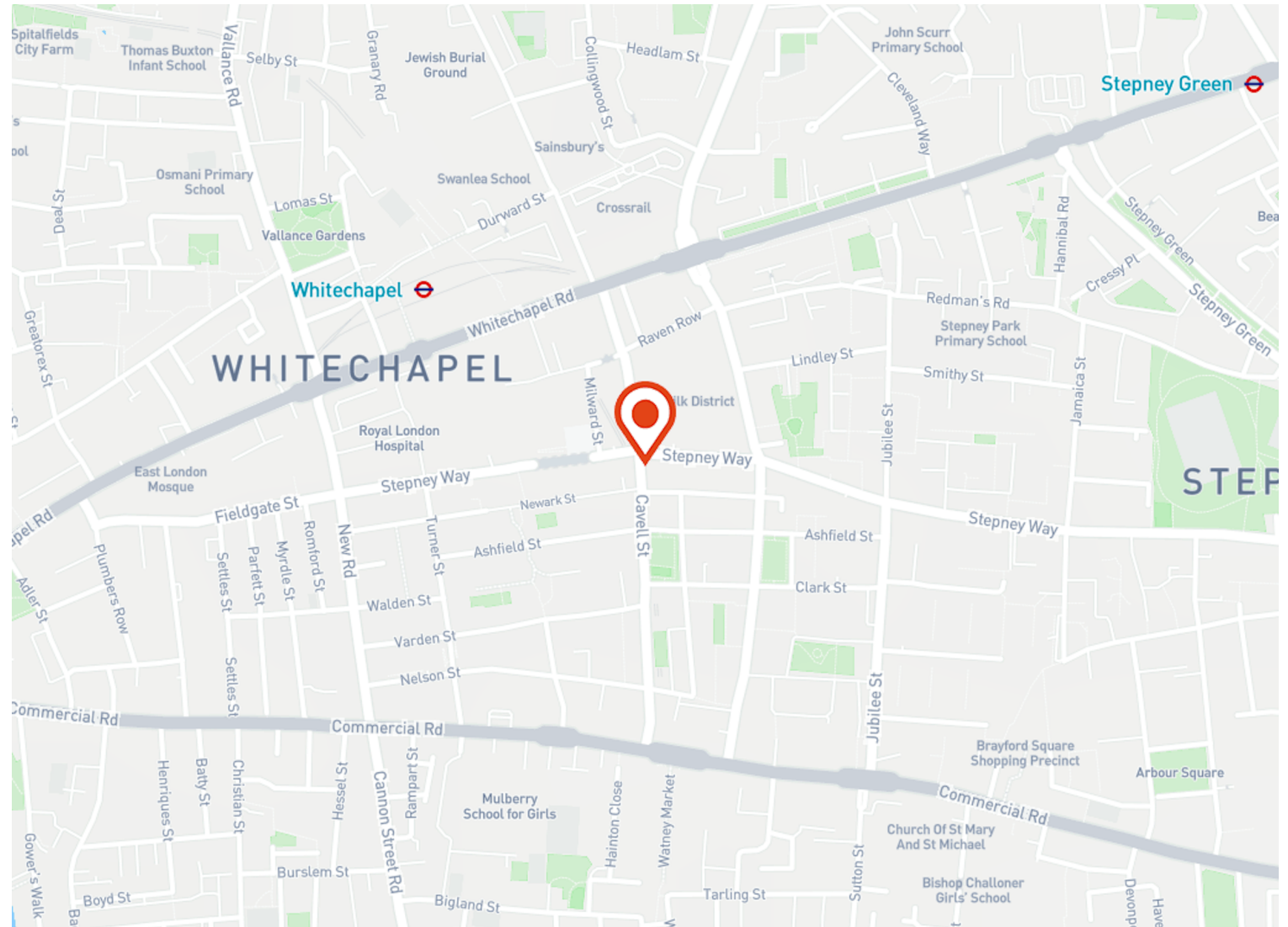
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## Location

The development occupies a prime position at the heart of the fashionable neighbourhood of Whitechapel and a short distance from the UK's financial powerhouse of the City of London.

Whitechapel Station (District and Hammersmith & City Underground Lines, London Overground and the Elizabeth Line) is situated approximately 200 metres from The Silk District and offers excellent connectivity to all areas of London and beyond.

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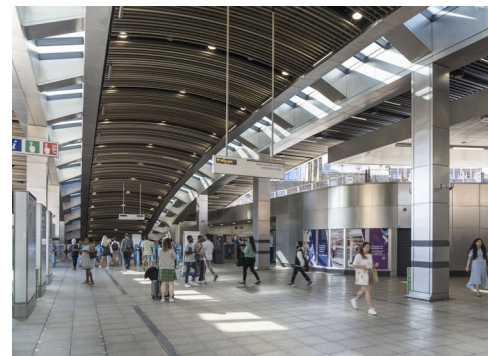
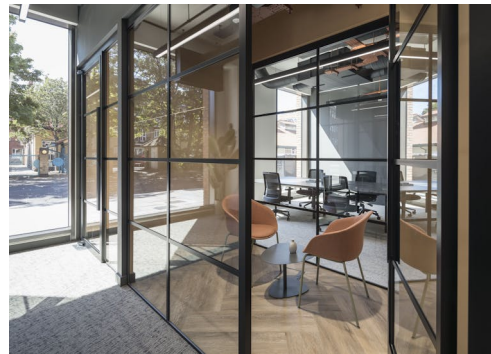
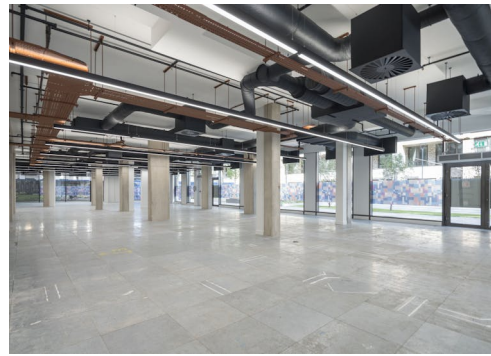
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## Amenities

- The units benefit from excellent natural daylight from their glazed frontages which open up onto attractive landscaped public spaces
- Cat A or fully fitted units available
- 3.8m ceiling heights
- Flexibility to create larger or smaller units
- 1 acre of landscaped communal outside space
- Recycled raised access flooring
- Ample cycle storage available
- Shower facilities
- BREEAM "Excellent"

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## Description

The Silk District is a brand new mixed use development with high specification ground floor commercial units.

The commercial accommodation comprises eleven units arranged across three buildings, providing approximately 32,127 sq ft (2,986 sq m). Block A and B with eight units providing a total NIA of 25,986 sq ft (2,415 sq m) – and three units in Block C providing a total proposed GIA of 6,141 sq ft (571 sq m).

Ten of the units benefit from B1 use with the other having flexible A1/A2/A3, B1 use.

The ground floor units will be offered with full vacant possession, and in Cat A condition.

All units can be offered fully fitted, subject to terms.

To let / for sale new long leasehold for a term of approximately 999 years.

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## Content

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## Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground - Block A (Unit 1)	1,346	-	-	On Application	On Application	Let
Ground - Block A (Unit 2)	2,047	-	-	On Application	On Application	Let
Ground - Block B (Unit 1A)	3,458	£39.50	Offers in excess of £600 per sq ft	£13	£2.52	Under Offer
Ground - Block B (Unit 1B)	3,038	£39.50	Offers in excess of £600 per sq ft	£13	£2.52	Available
Ground - Block B (Unit 2)	6,004	£29.50	Offers in excess of £600 per sq ft	£13	£2.52	Available
Ground - Block B (Unit 3A)	2,213	-	-	On Application	On Application	Sold
Ground - Block B (Unit 4) Fully Fitted	2,457	£49.50	Offers in excess of £700 per sq ft	£13	£2.52	Available
Ground - Block B (Unit 5)	5,465	£39.50	Offers in excess of £600 per sq ft	£13	£2.52	Available
Ground - Block C (Units 1, 2 & 3)	6,141	£39.50	Offers in excess of £525 per sq ft	£13	£2.52	Available



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## Contact Us

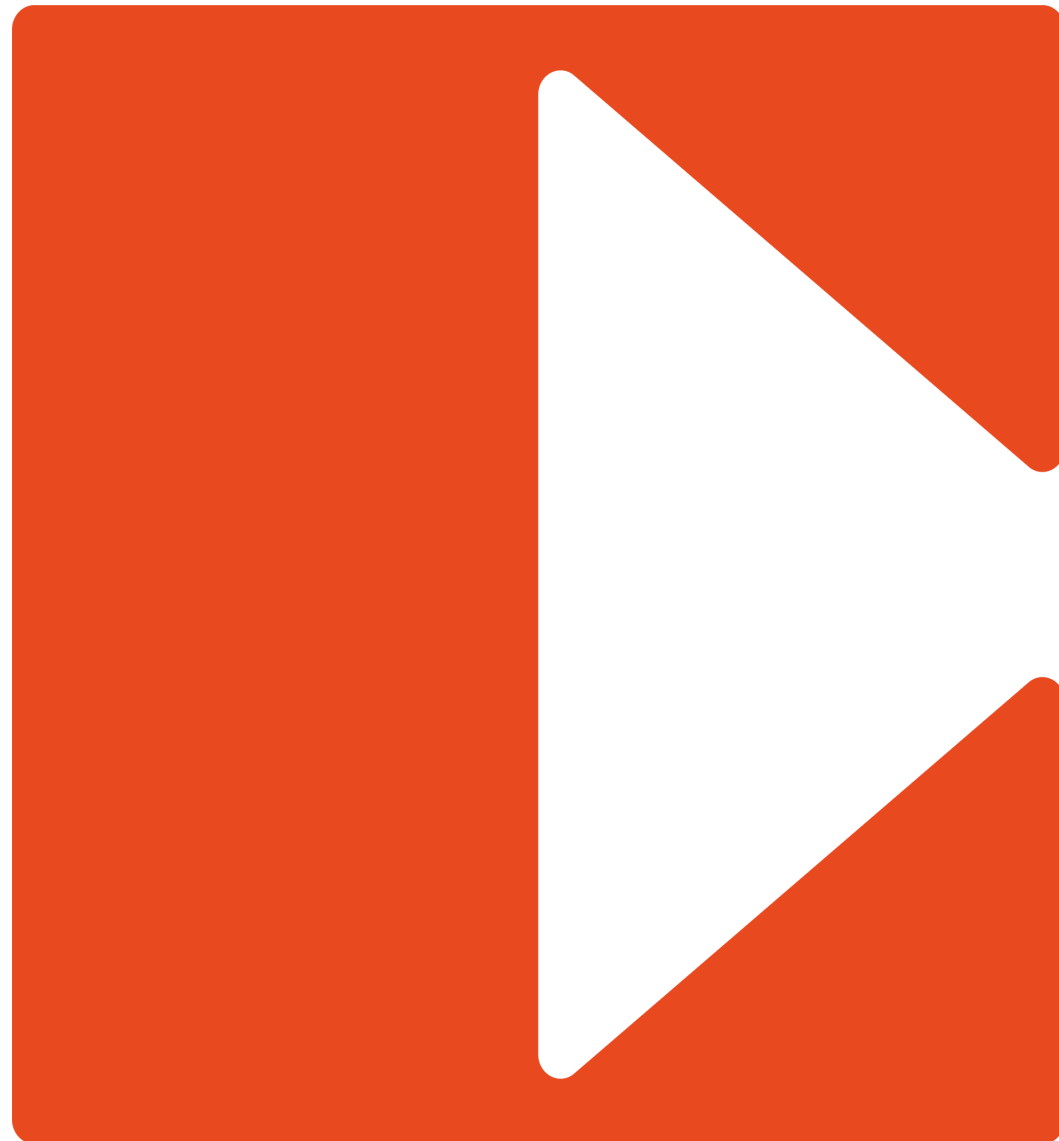
All appointments to view must be arranged via sole agents, Compton, through —

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