

# Whitechapel

Units 1 - 4, Wool House, 74 Back Church Lane, London, E1 1LX



## TO LET

**3,649 TO 5,370 SQ FT**  
(339 TO 498.89 SQ M)

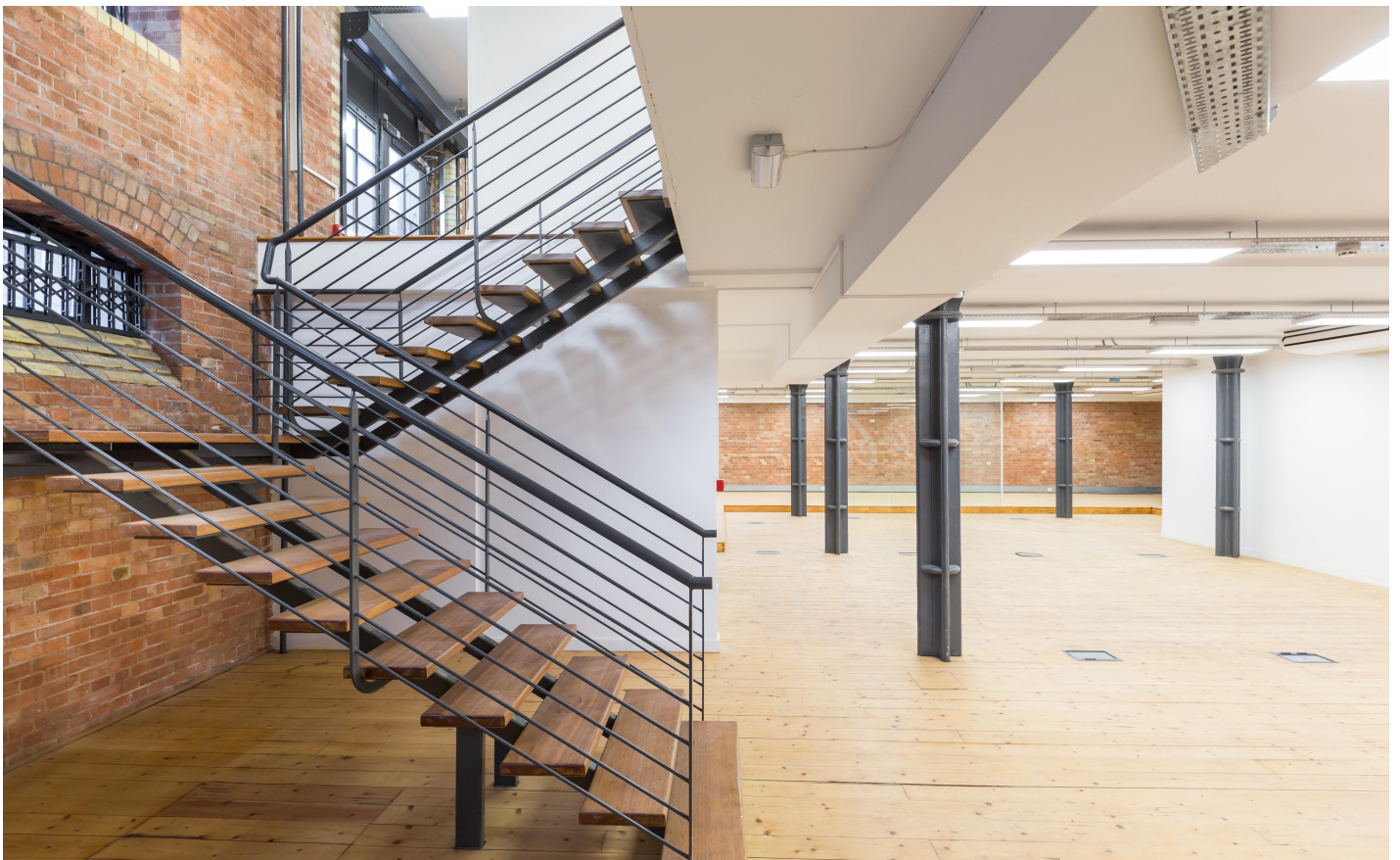
**£32.50 - £36.50 PER SQ FT**

## Self-contained Commercial Units Within a Converted Warehouse

- Suitable for a variety of uses
- Converted warehouse
- Duplex units
- Self-contained
- Exposed brickwork
- On-site security & concierge
- Cycle racks

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## Description

A significant grade II listed Victorian warehouse building originally constructed circa 1870 and retaining many of its original period features. Although every unit is unique in terms of layout, they all benefit from a private kitchenette and excellent ceiling heights. Tenants also benefit from an onsite concierge, security and an entry phone system for easy access and convenience.

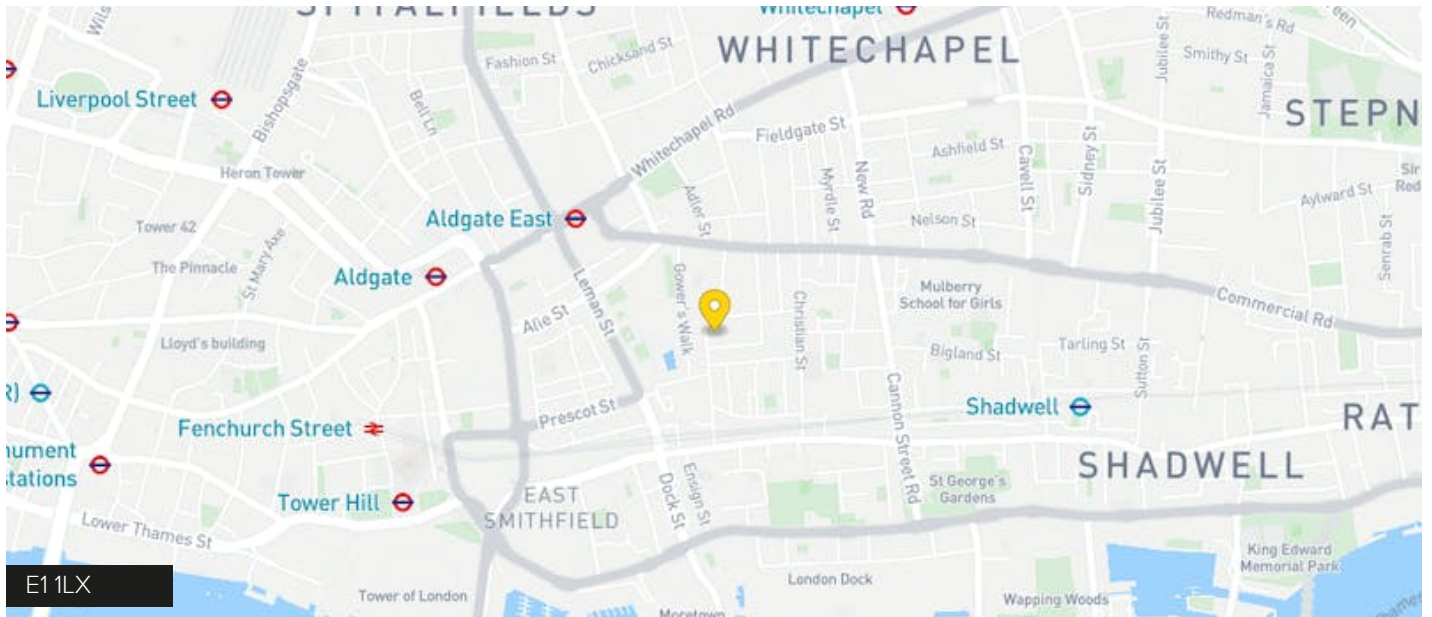
Access for Unit 4 is maximised by having a disabled platform lift available for tenants use.

## Location

The property is located on the junction of Back Church Lane and Ellen Street in close proximity to both Commercial Road and Leman Street. The area is well served by public transport links with Aldgate East and Tower Hill Underground stations being just a 10-minute walk away. Tower Gateway, Shadwell and Whitechapel stations are also nearby, and the area also has numerous convenient London Transport bus services.

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	EPC	Availability
Unit - 1 - Grd & Lwr Grd	3,649	339	£36.17	£11.34	£2.80	D	Available
Unit - 2 - Grd & Lwr Grd	3,655	339.56	£32.50	n/a	£2.27	E	Available
Unit - 3 - Grd & Lwr Grd	5,370	498.89	£35.79	£8.90	£2.03	D	Under Offer
Unit - 4 - Grd & Lwr Grd	4,942	459.13	£36.59	n/a	£2.27	C	Available

## Configuration

Not Fitted

## Tenure

New Lease

## EPC

Property graded as C-E

## VAT

Applicable

## Contacts

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## Further Information

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