

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

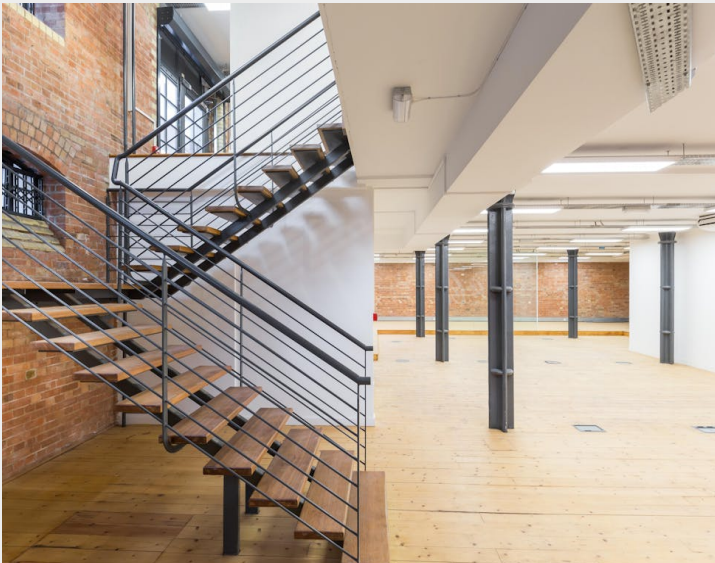
## TO LET

Office

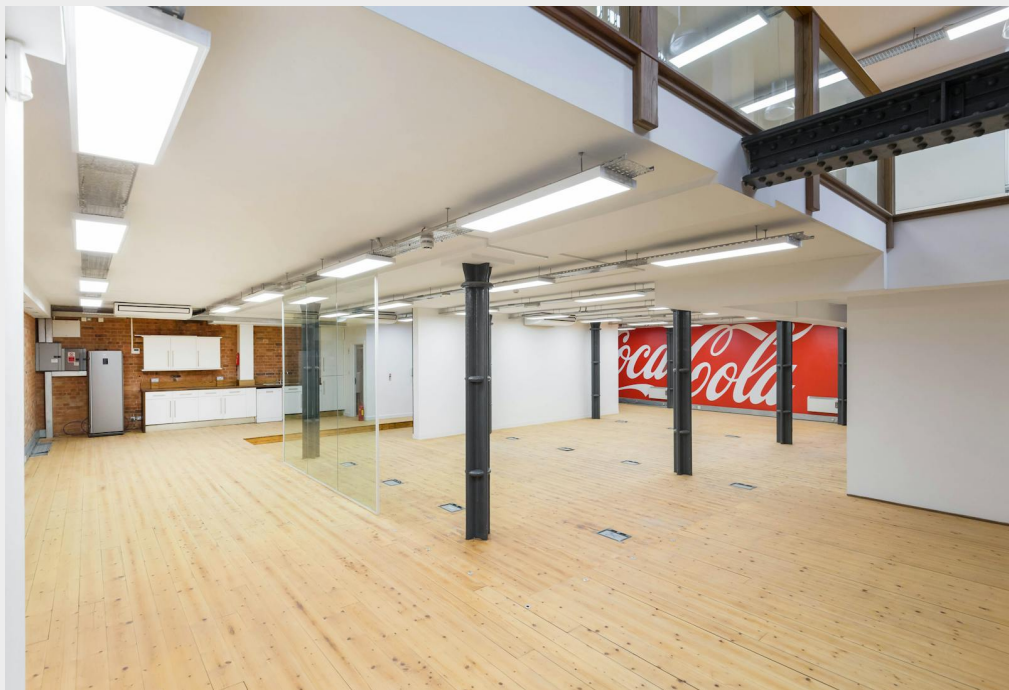
3,649 to 5,370 sq ft / 339 to 498.9 sq m

£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



## 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.



## Accommodation / Availability

Unit	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	Let
Unit - 4 - Grd & Lwr Grd	4,942	459.13	£36.59	n/a	£2.27	C	Available

### Tenure

New Lease

### EPC

Property graded as C-E

### VAT

Applicable

### Configuration

Not Fitted

### Contacts

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Jon Cuthbert  
07817 657 079  
jon.cuthbert@strettons.co.uk

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk



### Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 16/09/2024