

# 31a Scarborough Street and 7 East Tenter Street, Whitechapel, London, E1 8DR

## **TO LET**

Office / Studio / Workshop

1,800 to 4,975 sq ft / 167.2 to 462.2  
sq m

£29.50 per sq ft

# Two ground floor E Class self- contained workspaces



- Units can be let separately or combined and interlinked
- Generous floor to ceilings height
- Open plan space
- E Class use
- WC, kitchenette and shower
- Air conditioning

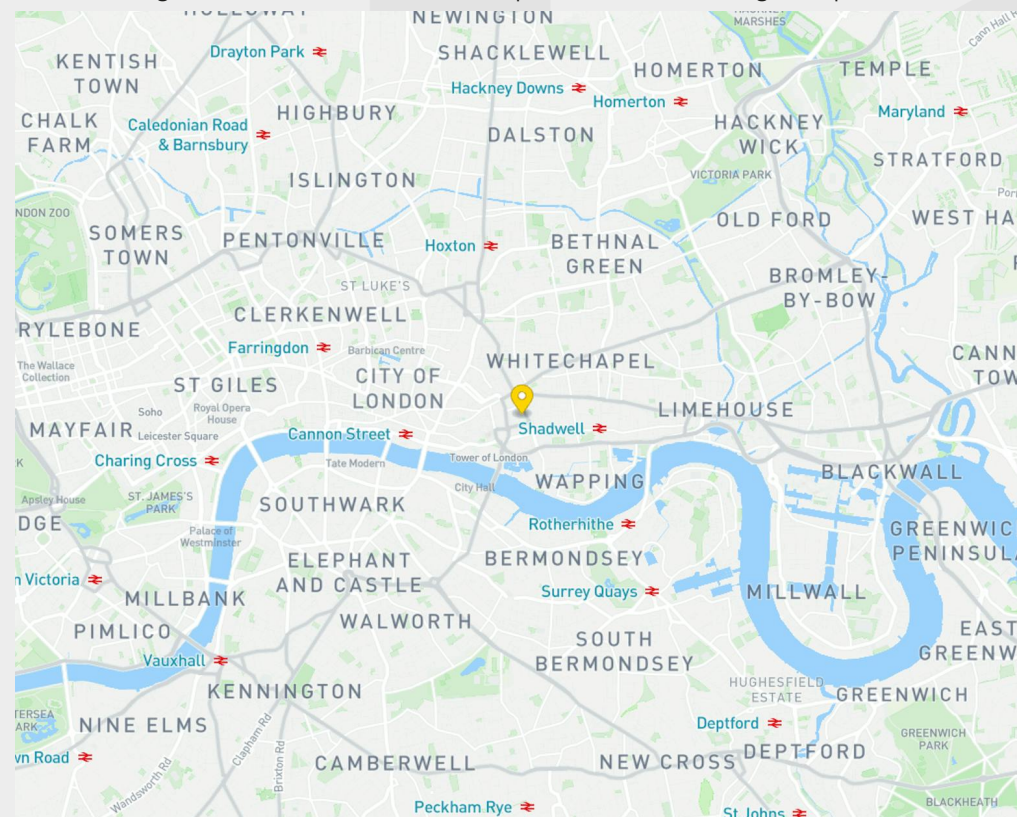


## Description

Two ground floor self-contained workspaces with an option of combining the units. The space benefits from Class E and be used for various uses such as offices, showroom, co-working etc. 31a Scarborough Street is a corner unit with fitted out meeting rooms and two separate entrances. The space features a large open plan area with generous floor to ceilings heights, a kitchen, break out space with air conditioning. 7 East Tenter Street is an open plan space arranged mainly as clear open space, high ceilings, WC's, a kitchenette, shower, and air conditioning.

## Location

The area is well-served by public transport. Aldgate East (Hammersmith & City & District) is a 6-minute walk east. Whitechapel (Hammersmith & City, District, Elizabeth and Overground) and Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan, Elizabeth and Railway) are within 0.6 miles. The building is a 2-minute walk from Goodman's Fields, offering restaurants, fitness facilities, shops, entertainment and green space.



## Accommodation / Availability

Floor/Unit	Description	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
Unit	31a Scarborough Street	3,175	294.97	£29.50 /sq ft	£13.86 /sq ft	£2 /sq ft	Available
Unit	7 east Tenter Street	1,800	167.23	£29.50 /sq ft	£10.56 /sq ft	£2 /sq ft	Available

### Tenure

New Lease

### EPC

B

### VAT

Applicable

### Configuration

Fitted

### Contacts

Tom Schwier  
07583 037 559  
tom.schwier@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 24/07/2024