

Unit 2, Red Lion Row, The Silk District, London, E1 2JA

TO LET / FOR SALE

Education / Healthcare / Office / Retail

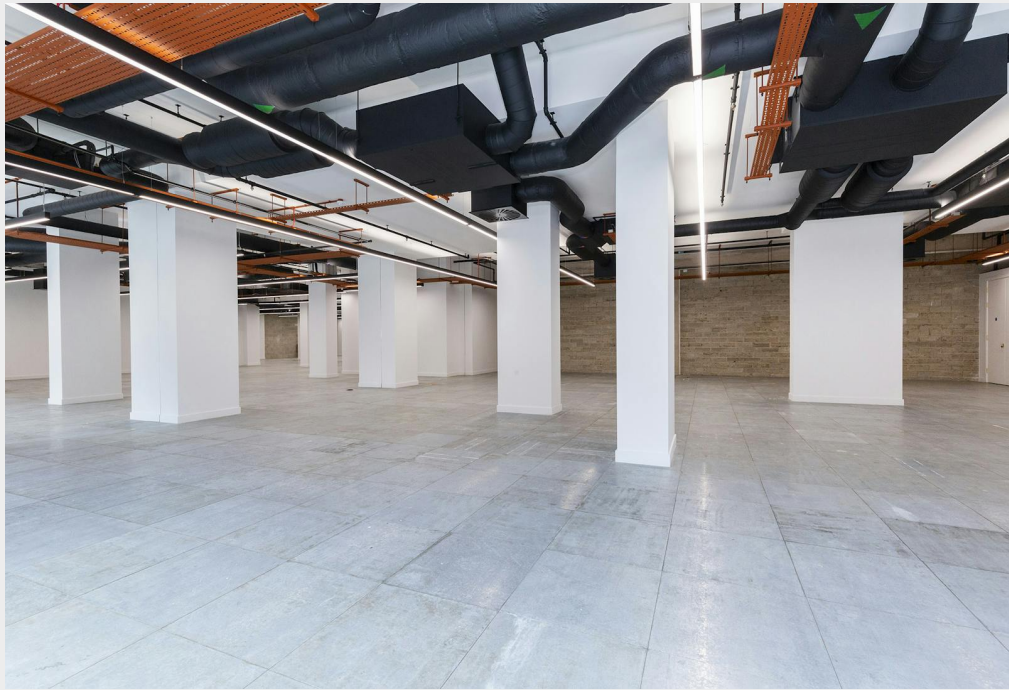
6,004 sq ft / 557.8 sq m

£29.50 per sq ft / Price on application

Unique Opportunity To Buy Or Rent Versatile Media Style Commercial Premises In The Heart Of Whitechapel



- Extensive street to frontage
- Excellent natural daylight from floor to ceiling glazing
- 3.8m ceiling heights
- 1 acre of landscaped communal grounds
- Raised access flooring and LED lighting
- Ample cycle storage available
- Private fitted WC and Shower facilities
- Full air conditioning throughout & BREEAM "Excellent"

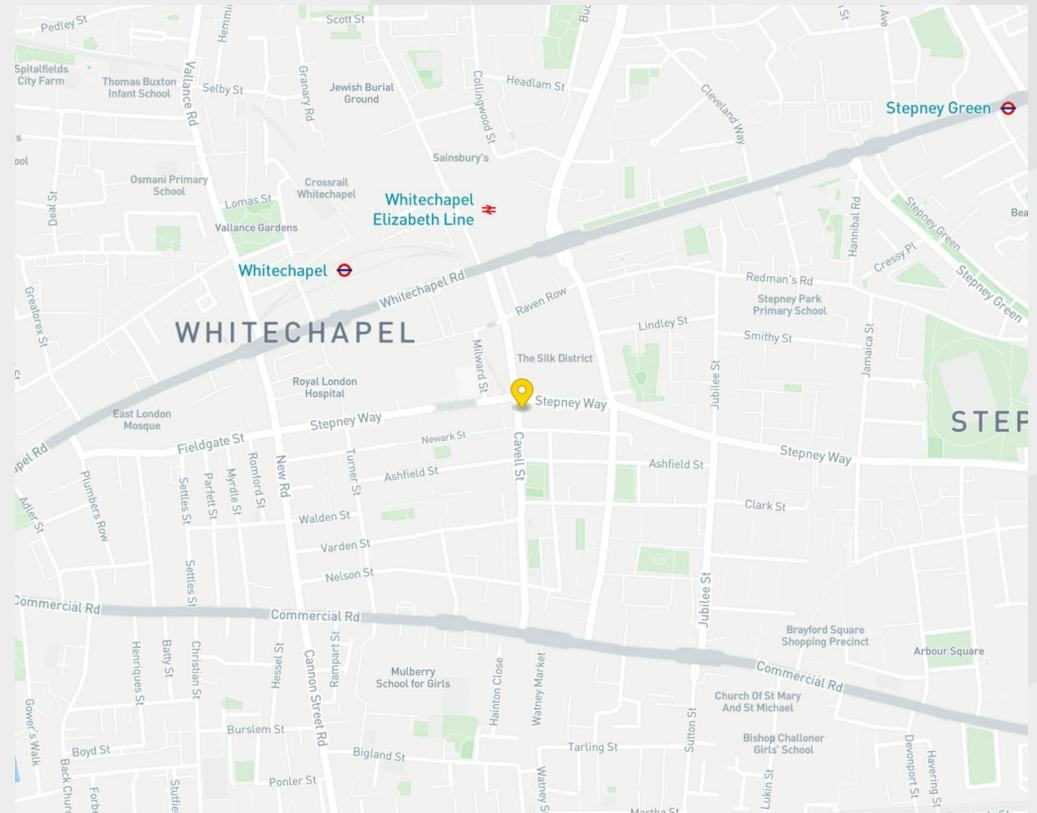
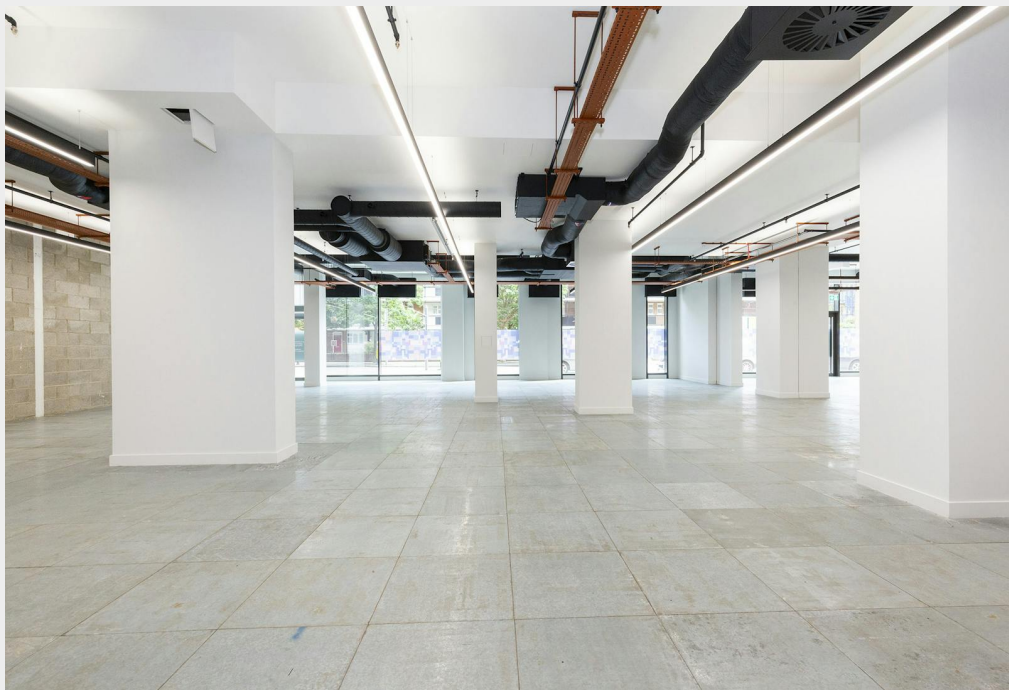


Description

Located on the ground floor of this impressive mixed use scheme, the premises benefit from extensive and prominent frontage to Sidney Street. The unit has been finished to a full Cat A specification, in an open plan format. It benefits from floor to ceiling glazing, a full air conditioning and fresh air ventilation system, suspended LED up and downlighting, cable tray system, fully accessible raised floor, smartly fitted WC facilities with shower and access to a small enclosed landscaped courtyard. The unit would suit a range of office, retail/showroom, educational, fitness, retail/showroom or medical uses, subject to consents.

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.



Accommodation / Availability

| Unit | Sq ft | Sq m | Rent (sq ft) | Price | Rates Payable (sq ft) | Service Charge (sq ft) | Availability |
|--------------------|-------|--------|--------------|-------|-----------------------|------------------------|--------------|
| Unit - 2 (Block B) | 6,004 | 557.79 | £29.50 | poa | £20.50 | £2.52 | Available |

Tenure

New Lease / Long Leasehold

EPC

B

VAT

Applicable

Configuration

CAT A

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Further Information

[View on Website](#)

[Floor Plans](#)

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