



TO LET

**3rd and 4th Floors
Universal House, 88-94
Wentworth Street,
London, E1 7SA**

2,422 to 4,865 sq ft

**Refurbished media style
offices near Spitalfields
for rent**



VIDEO TOUR

stirlingackroyd.com



Description

Universal House offers a creative hub of businesses under one roof! Prominently located in the heart of London's East End, the property offers fob controlled access into the main lobby alongside a six person passenger lift to the upper floors. The floors in question offer large open plan layouts and are currently configured with an interconnecting stairwell but this can be removed to offer two contained office floors.

Laminate timber floors, exposed concrete features and modern double glazed windows provide attractive office spaces in which to work. Each floor has access to its own private WCs and one benefits from a shower. A modern kitchenette has also been installed recently.

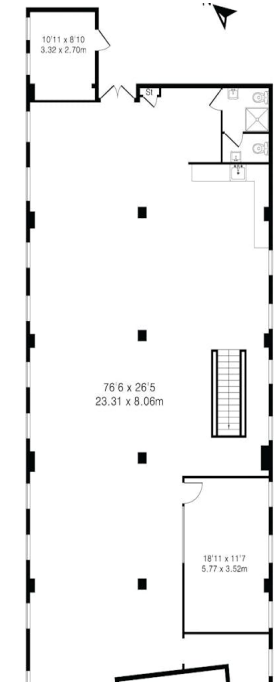
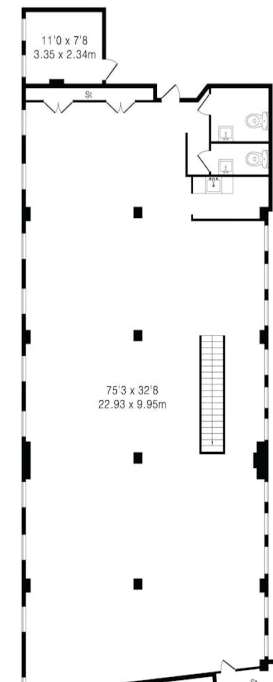
Location

Located on Wentworth Street in the heart of London's East End. Offering easy access to the amenities on offer along Brick Lane and those within Spitalfields Market. The property is well served by public transport with Aldgate East and Liverpool Street Stations within easy walking distance alongside numerous local bus routes taking you into the City and Shoreditch.

Key points

- Unit 3 total space - 2,422 square feet
- Recently refurbished
- Open plan layout
- Excellent natural light
- Unit 4 total space - 2,443 square feet
- Passenger lift access
- Great view towards the City skyline
- Close to amenities on Brick Lane and Spitalfields





Accommodation

Name	sq ft	sq m	Availability
3rd	2,422	225.01	Available
4th	2,443	226.96	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£40 per sq ft
Rates	£11.48 per sq ft
Service Charge	£6.50 per sq ft
VAT	On application
EPC	B (44)

Viewing & Further Information



Brett Sullings
020 3967 0103
07826547772
bretts@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com



Theo Beckford
0203 911 3666
07584253887
Tbeckford@stirlingackroyd.com

Alex Zeckler
azeckler@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 25/09/2024