



TO LET / FOR SALE

**43-45 East Smithfield,
London, E1W 1AP**

2,518 sq ft

**Brutalist style office
arranged over lower
ground floor.**



Description

This 2,518 square foot lower ground floor office space in Aldgate, EW1, offers a contemporary industrial vibe with modern LED lighting, exposed services, and a fully integrated kitchen. The space features multiple glazed meeting rooms and a boardroom, creating a dynamic and flexible work environment. The space benefits from good natural light through both the open entry point, and multiple sky lights.

The thoughtful layout maximises usability, with the main desking area positioned at the front, while the kitchen and breakout area are located at the rear, along with convenient WC facilities. Ideal for businesses in the design or tech sectors, this space offers both style and functionality in a prime location.

Key points

- Total unit - 2,518 square feet
- High ceilings
- Exposed services
- Meeting rooms in situ
- Air conditioning
- Kitchenette
- Demised WC
- LED lighting and multiple sky lights



Location

Located in one of London's most vibrant and well-connected districts, offering both businesses and employees an ideal location for productivity and accessibility. Positioned on East Smithfield Street, the office enjoys close proximity to a range of transport options, with easy access to major roadways and public transport links, including Tower Hill and Aldgate East Underground Stations, as well as Fenchurch Street Station.

The area is rich in amenities, with numerous cafes, restaurants, and shops just a short walk away, providing convenient services for tenants and visitors. Additionally, the iconic Tower of London and the scenic Thames riverside are within walking distance, offering a balance of dynamic urban atmosphere and historic charm.

This strategic location provides excellent connectivity to both the City of London and Canary Wharf, making it a prime choice for businesses looking to position themselves in one of the most prestigious areas of the capital.

Transport Links



Tower Gateway 0.2 Miles



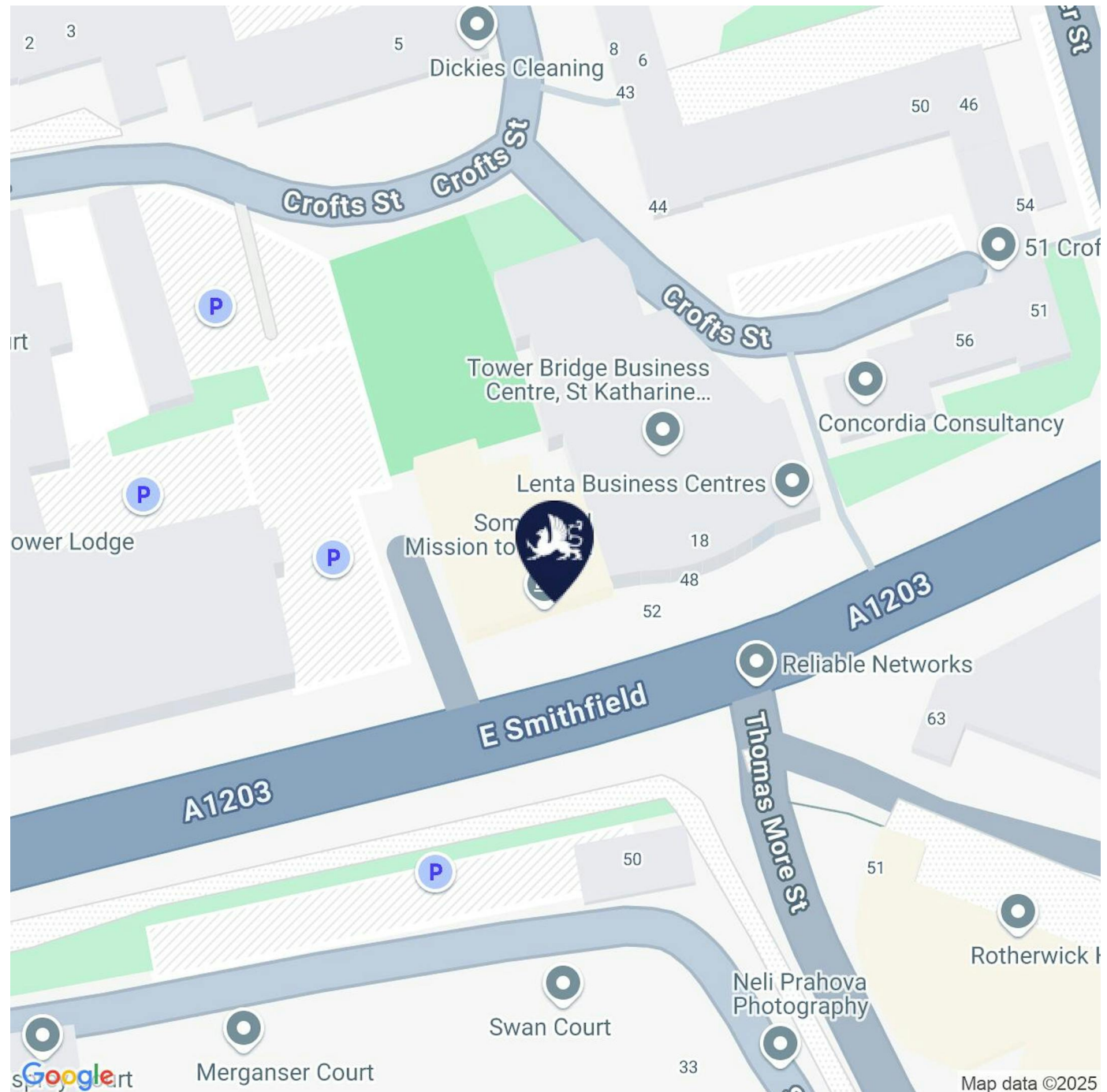
Tower Hill 0.3 Miles

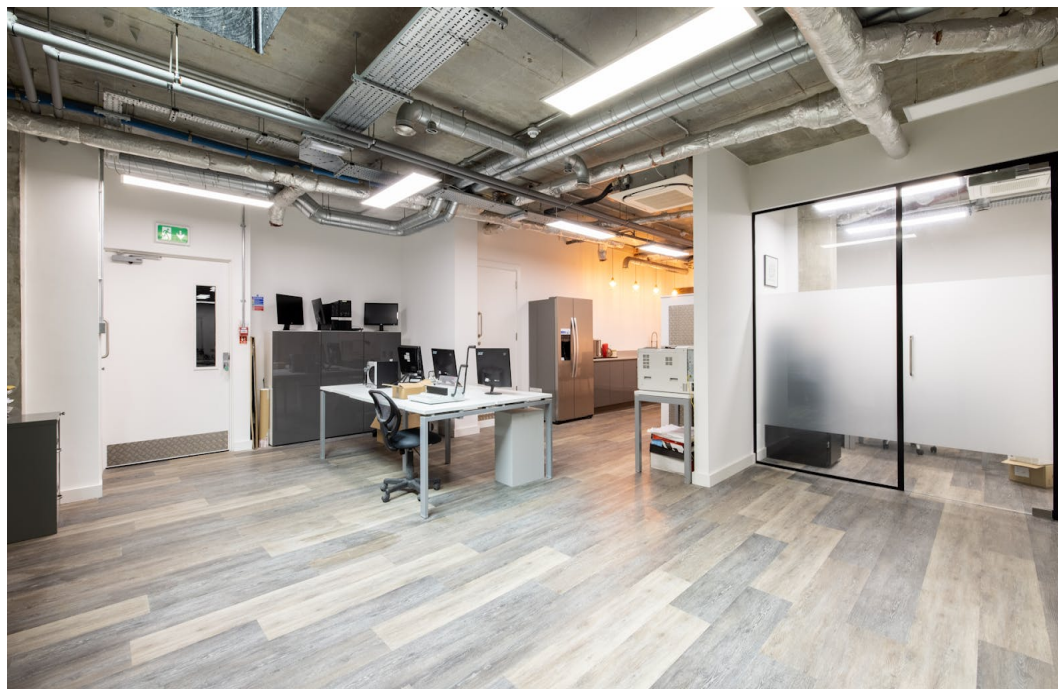


Fenchurch Street 0.4 Miles



Aldgate East 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	2,518	233.93	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£25 per sq ft
Price	£1,100,000
Rates	£6.85 per sq ft
Service Charge	On application
VAT	On application
EPC	E (120)

Viewing & Further Information



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