



**AITCHISON  
RAFFETY**



- Open plan office accommodation
- Kitchen
- Shower Facilities
- Flexible Accommodation
- Fast Internet Connection

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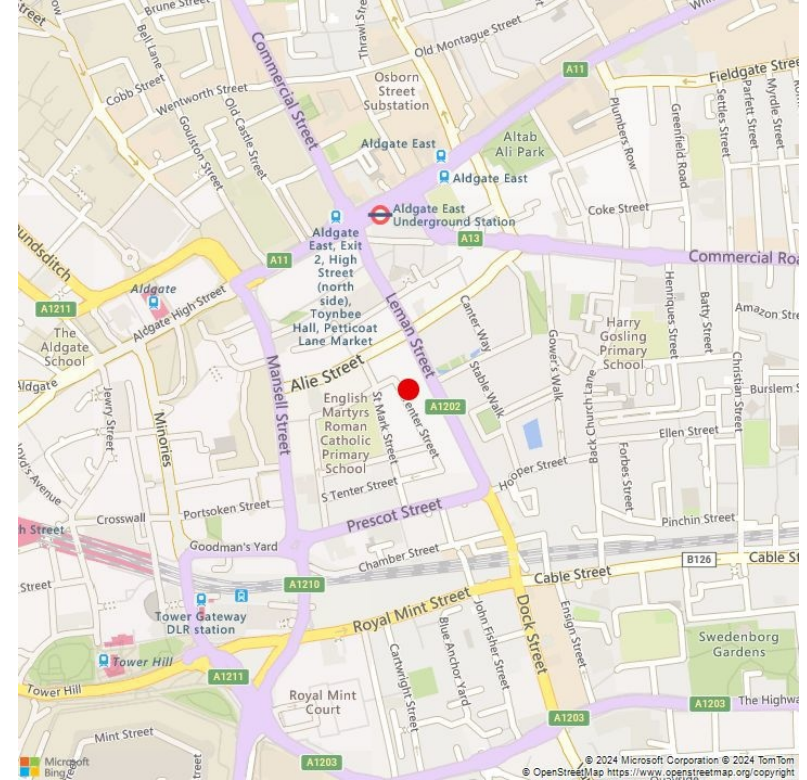
7 East Tenter Street, London, Greater London, E1 8DN

Open Plan Office Suite Next to Multiple Transport Links

Approx. 1,780 Sq Ft (165.36 Sq M)

**To Let**

# 7 East Tenter Street, London, Greater London, E1 8DN



## Description

Self-contained single floor office accommodation with the benefit of natural light and its own front door. The property boasts a kitchen, WCs, shower facilities and is fitted with fast internet connection. The property has historically been occupied by a number of users, most recently the office and production area of bicycle retailer. The space provides flexible accommodation and suits start-ups, SMEs or occupiers requiring additional ancillary accommodation.

## Location

The property is located within 5 minutes walk from Aldgate Tube Station and within walking distance of Fenchurch Street Railway Station. The property is accessed from Commercial St (A102) and Bishopsgate (A10). This property sits on a quiet street between Lemn Street and Prescott Street and is a short walk from the Tower of London

## Floor Area

7 East Tenter Street	1,780 Sq Ft	165.36 Sq M
<b>Total</b>	<b>1,780 Sq Ft</b>	<b>165.36 Sq M</b>

## Rent

£25.00 per sq ft

## Terms

Available on a new flexible lease directly from the landlord

## Business Rates

Estimated rates payable in the region of £10.72 per sq ft

## VAT

This property is subject to VAT.

## Energy Performance Rating

Band B (47)

## Viewings

Strictly by appointment via the sole agents Aitchison Raffety  
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