

**SUBSTANTIVE AND WELL PRESENTED GROUND FLOOR OFFICE TO LET WITH RETURN FRONTAGE AND DUAL ACCESS - ALSO SUITABLE FOR A VARIETY OF OTHER USES STPP**  
 GROUND FLOOR, COLEFAX BUILDING, 23 PLUMBER'S ROW, LONDON, E1 1EQ  
 5,239 SQ.FT ( 486.72 M<sup>2</sup> )



#### Key Features

- Return frontage
- Dual access
- Rented as seen
- 3-phase electrical supply
- Glass partitioning
- Suspended Ceilings
- LED lighting
- Heating and cooling system
- Hardwood flooring
- Suitable for B1/B8 uses
- Other uses considered STPP

#### Viewing

Strictly by prior appointment with sole letting agents Taylor Freeman Kataria.

Contact:

Mukund Kataria  
[Mkataria@cliffords-estates.co.uk](mailto:Mkataria@cliffords-estates.co.uk)

Rajiv Kataria  
[Rajiv@cliffords-estates.co.uk](mailto:Rajiv@cliffords-estates.co.uk)



306 Green Lane  
 Ilford, Essex  
 IG1 1LQ

Tel: 020 8599 9911

Email: [info@cliffords-estates.co.uk](mailto:info@cliffords-estates.co.uk)



#### Location

The property is conveniently located on Plumber's Row at its junction with Coke Street, within walking distance to both Aldgate East and Whitechapel Stations, and furthermore less than a mile from Spitalfields, Shoreditch and the City. Commercial Road (A13) is situated to the South of the demise and Whitechapel Road (A11) directly to the North. On-street regulated parking is available in the immediate vicinity.

#### Accommodation

Ground floor B1 unit with staff facilities benefiting from return frontage and dual access on Coke Street. Amenities include suspended ceilings throughout, LED lighting, 3-phase power (untested), glass partitioning, hardwood flooring and a heating and cooling system.

#### Lease Terms

The premises is offered by way of a new Full Repairing and Insuring Lease for a term to be agreed subject to periodic, upward only rent reviews.

#### Rent

£160,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days.

#### Rates

Rateable Value	£108,000
UBR 2019/2020	51.3p
Rates Payable	£55,404
Interested parties are advised to verify these figures with the London Borough of Tower Hamlets on 020 7364 5010	

#### VAT

Value Added Tax is applicable in respect of this property.

#### Service Charge

A service charge may be applicable in respect of this transaction. Further details are available on request.

#### Energy Performance Asset Rating

EPC Awaited

#### Legal Costs

Each party to bear their own legal costs.

These particulars are correct to the best of our knowledge but do not constitute an offer or contract. Any figures quoted may be subject to VAT in addition. No warranty is implied in relation to electrical, mechanical or other equipment.