



31 Scarborough St

Garrick Court, 31 Scarborough Street, E1 8DR

**Aldgate East offices -
3175 sq ft, of particular
interest to charities -
rent just £35 psf**

**3,175 sq ft
(294.97 sq m)**

- Self contained
- Air conditioning
- Good transport links
- DDA compliant

31 Scarborough St, Garrick Court, 31 Scarborough Street, London, E1 8DR

Description

This property comprises a self contained B1 office offering good quality fitted out and open plan accommodation. A newly converted additional 1,800 sq ft office also available adjacent to the premises – subject to negotiation

The space provides well specified office accommodation with air conditioning, carpeted flooring, cat 5 cabling throughout, several attractive glazed meeting rooms/private offices, WCs and a kitchen. The substantial glazed frontage providing a unique branding opportunity for

Location

Just a few minutes walk from Aldgate East the premises benefit from excellent transport links to the City, West End and East London. Nearby occupiers include the Grange Hotel, London Metropolitan Police, Pizza Union and Sainsburys.

Specification

Self contained ground floor B1 office

Substantial return frontage

DDA compliant

Fitted to a good standard

Potential to retain open plan layout and/or create meeting rooms

Air conditioning

Close to good transport links

Viewings

Viewings via Stirling Ackroyd

Terms

FRI lease terms to be agreed



Summary

Available Size	3,175 sq ft
Rent	£35 per sq ft
Rates Payable	£12.75 per sq ft
Service Charge	£3 per sq ft
EPC Rating	Upon Enquiry

Viewing & Further Information



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