

**AVISON  
YOUNG**

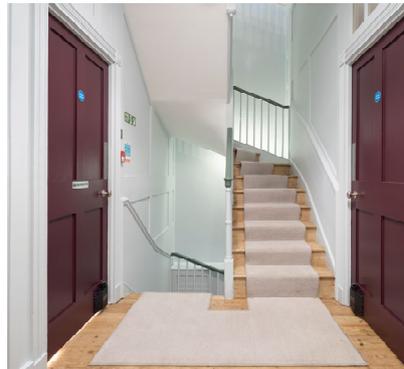
## Boutique Self-Contained Building To Let

17-19 Alie Street  
E1

2,880 sq. ft  
(267.57 sq. m)

### Highlights

- Accommodation with a mixture of meeting rooms and open plan areas.
- Listed façade.
- Period building, with character features and wooden flooring.
- Comfort cooling throughout.
- Cycle Storage & Showers.
- Self-contained entrances.
- Off-Street Car Parking Space.

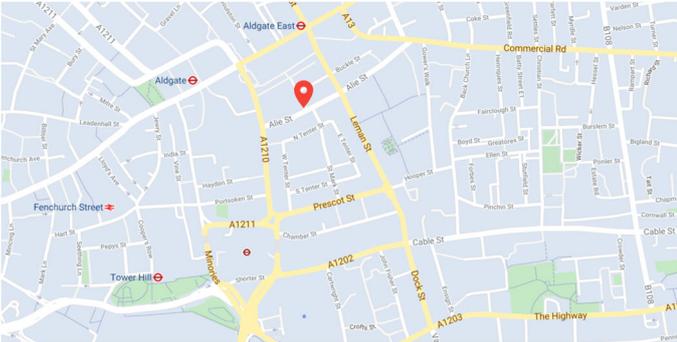


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## Location

The property is located 3 minutes from Aldgate East and Aldgate Stations. It is also less than a 10 minute walk to Tower Hill and Tower Gateway Stations. An abundance of local amenities including the eateries of Brick Lane, cafes & pubs are right on the doorstep.



## Description

17-19 Alie Street represents an excellent opportunity to acquire a self-contained period building nestled between Aldgate and Tower Gateway.

The building offers fitted accommodation with fantastic natural light, period features and wooden flooring.

## Accommodation

Floor	Sq Ft	Sq M
3rd	500	46.45
2nd	705	65.50
1st	715	66.43
Ground	530	49.24
Lower Ground	430	39.95
<b>Total</b>	<b>2,880</b>	<b>267.57</b>

## Terms

New lease direct from the Landlord

## Rent

£37.50 per sq. ft

## Rates

£8.09 per sq. ft (2020/2021)

## Service Charge

Service charge not applicable (Self-Contained)

## VAT

The property is elected for VAT purposes

## EPC Rating

EPC Rating: Exempt (Listed Building)

**For further information or to arrange a viewing please contact:**

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### Avison Young

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