



### *Location*

This self contained new build space is located just off Aldgate High Street adjacent to Aldgate station.

The unit is located at first floor level and benefits from lift access and a private WC.

The space is presented in a white box condition and would suit a variety of uses.

Nearby occupiers include: Black Sheep Coffee, Itsu and Pret.

### *Accommodation*

First Floor	1,000 sq ft	92.94 sq m
<b>Total</b>	<b>1,000 sq ft</b>	<b>92.94 sq m</b>

### *Rent*

Upon application

### *Rates*

Rateable Value	To be reassessed
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### *Service Charge*

TBC

### *Lease Term*

The premises are available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed.

### *Costs*

Each party to bear their own legal costs in this transaction

### *Viewing*

Viewings are to be arranged in advance via the sole letting Agents KLM Real Estate

### *Contact*

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50 metres

Experian Goad Plan Created: 20/02/2025  
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