

6,000 - 32,000 SQ FT
NEW CREATIVE OFFICE SPACE TO LET

ONE

ALIE STREET \ LONDON E1



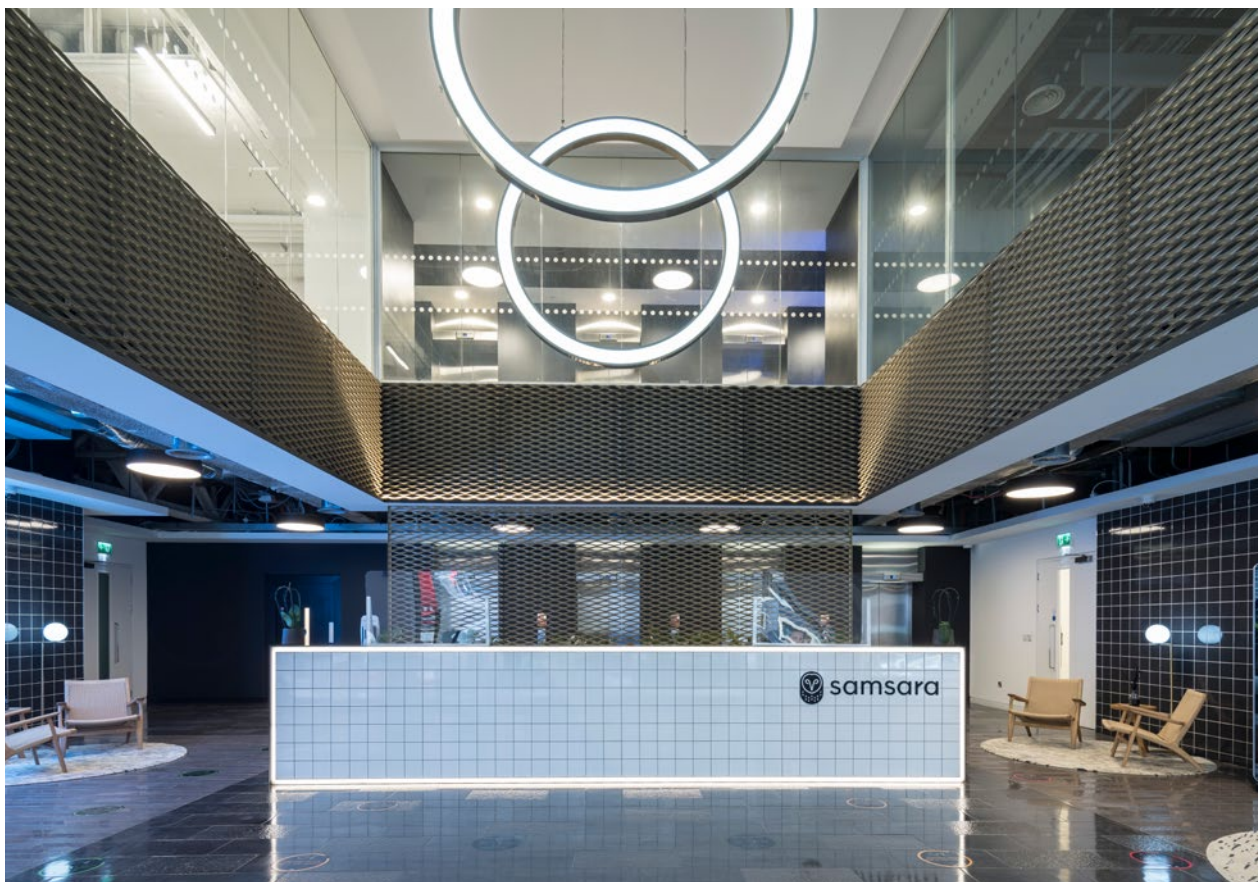
THE BUILDING

STUNNING &
FLEXIBLE SPACE
AT THE CREATIVE
HEART OF E1.



Beyond a recently refurbished entrance and reception area – the building can offer occupiers a fully self-contained office option – potentially offering up to 44,474 sq ft of space.

Alternatively the building can offer Circa. 28,000 sq ft across two floors with the option for an interconnecting staircase.





First floor - open plan kitchen



First floor - demised terrace

SPECIFICATION

MADE FOR WORK.



Refurbished reception and communal areas



Manned reception



VRF air-conditioning



Raised access floors



Bike racks, showers and changing facilities



2.90 metre floor to ceiling height



4 x 12 person passenger lift



2 x goods lifts



Demised first floor terrace



FIRST FLOOR CAT A+ SPACE

ONE
STEP AHEAD.



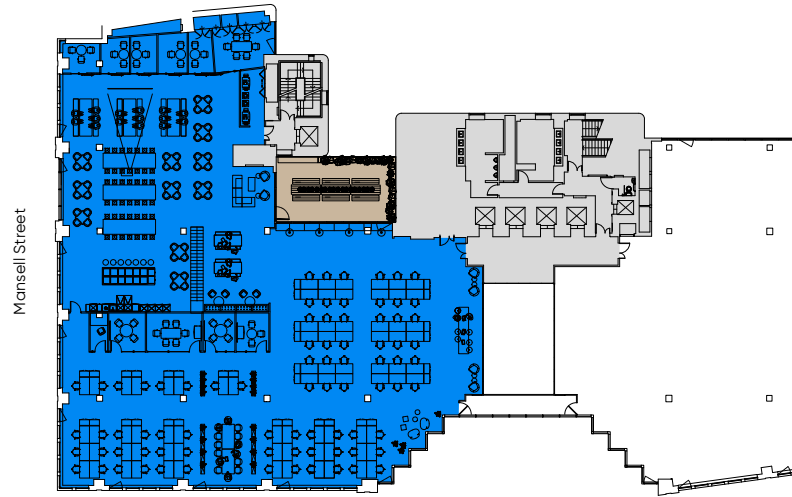
1ST FLOOR

9,871 SQ FT (917 SQ M)

Open plan desks	80
Hot desks	42
3 person meeting rooms	06
4 person meeting rooms	02
6 person meeting rooms	02
Informal meeting areas	12
Collaboration zone	01
Quiet Room	01
Kitchen / breakout area	01

Total Occupancy 80

Occupancy Ratio 1:11.5 sq m



Alie Street

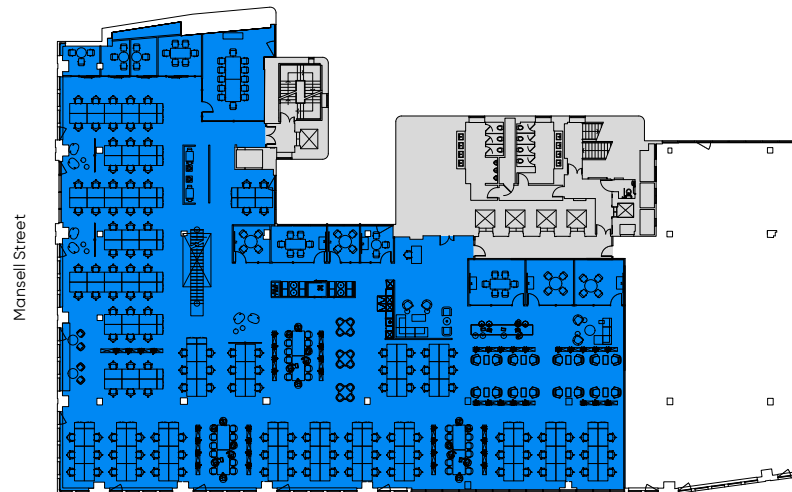
2ND FLOOR

11,814 SQ FT (1,097 SQ M)

Open plan desks	142
3 person meeting rooms	04
4 person meeting rooms	04
6 person meeting rooms	03
12 person meeting rooms	01
Informal meeting areas	05
Collaboration zone	02
Meeting booths	03
Reception	01
Kitchen / breakout area	01

Total Occupancy 142

Occupancy Ratio 1:7.7 sq m



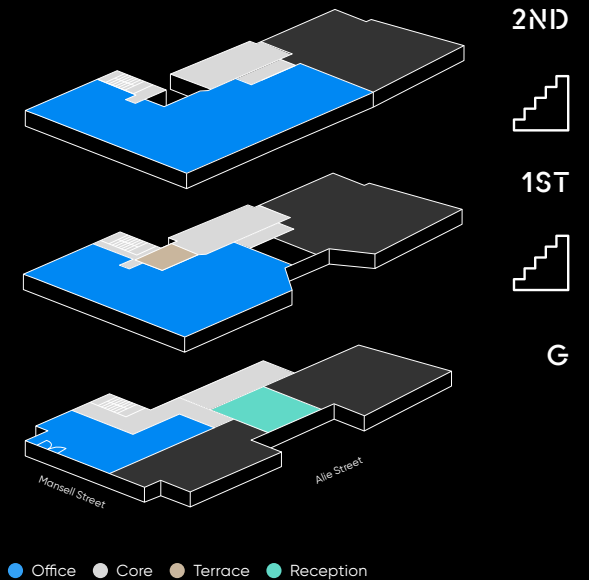
Alie Street

For indicative purposes only. Not to scale.

ACCOMMODATION

ADD GROUND FLOOR SPACE TO CREATE A SELF CONTAINED ENTRANCE.

Floor	Fit Out	Sq Ft	Sq M
2nd (West)	Shell & Core	11,814	1,097
2nd (East)		5,800	539
1st (West)	CAT A+	9,871	917
Ground		4,198	390
Total		31,683	2,943



2ND

1ST

G

● Office ● Core ● Terrace ● Reception

EXAMPLE FIT OUT

ANYWAY YOU WANT TO WORK.

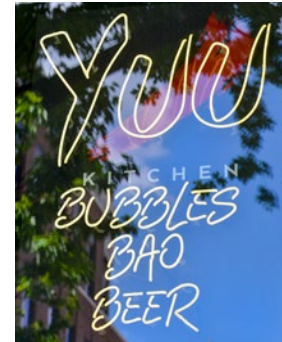
With the first floor available as CAT A+ and the second available as shell & core or CAT A – the floors offer tenants the perfect blank canvas to achieve a fit-out that works perfectly for their business needs.





LOCATION

THE HUSTLE & BUSTLE OF ALDGATE AND WHITECHAPEL.



Perfectly located, the area has a burgeoning social scene – with an eclectic and diverse range of bars, restaurants, cafés and cultural attractions.

The area also benefits from being in close proximity to neighbouring Spitalfields, St Katharine Docks, Shoreditch and the City Core.

LOCATION

AN ALL ROUND VIBRANT MIX.

AMENITIES

BARs & RESTAURANTS

- 01 Treves & Hyde
- 02 The Culpeper
- 03 Brewdog
- 04 Coppa Club
- 05 Hotbox
- 06 Lemn Street Tavern
- 07 Mr White's Chophouse
- 08 Natural Kitchen
- 09 Ottolenghi
- 10 Som Saa
- 11 Sushi Samba
- 12 The Alchemist

COFFEE

- 13 Black Sheep Coffee
- 14 Exmouth Coffee Co
- 15 Long Shot Coffee
- 16 The Pastry Parlour

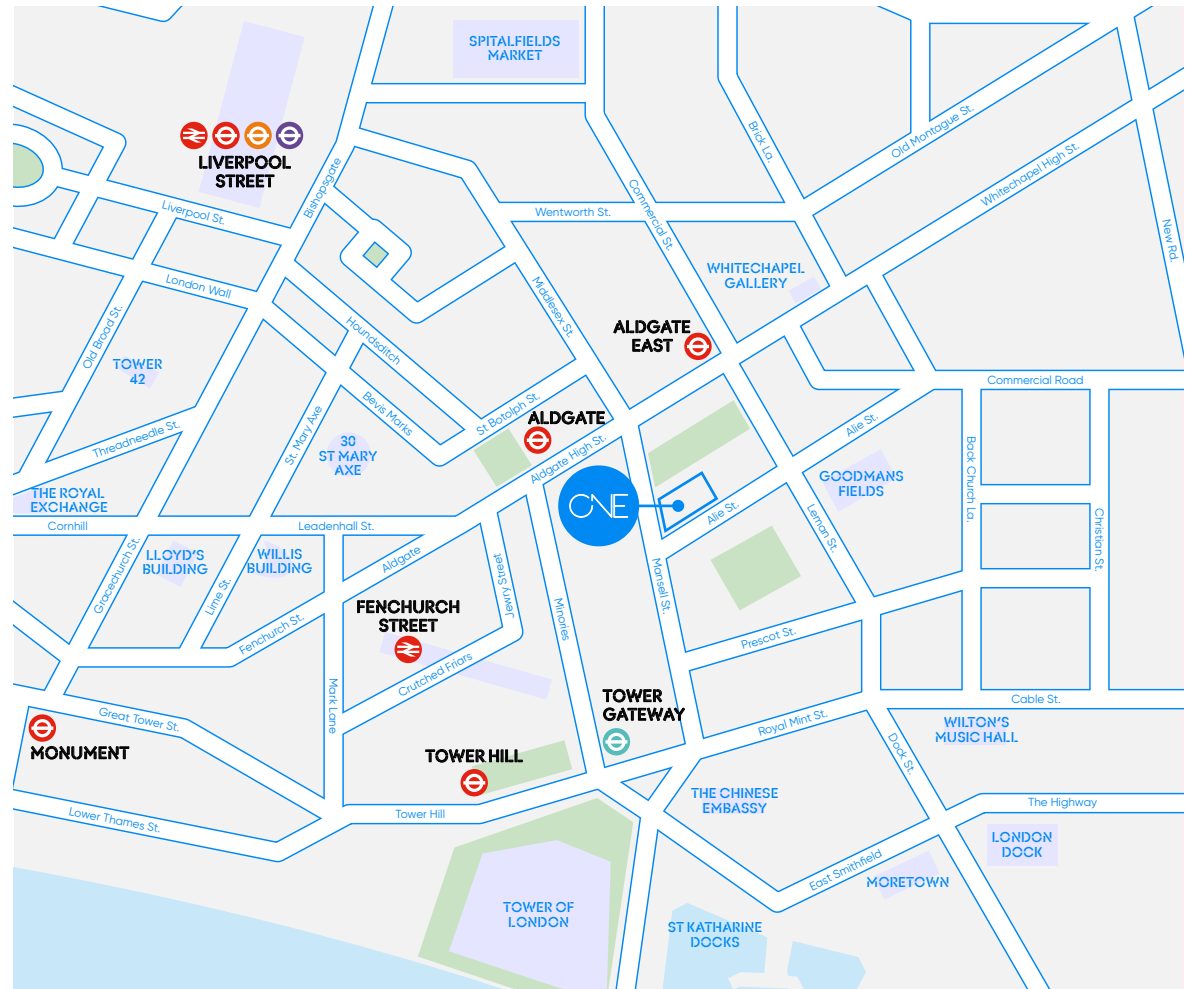
GYMS

- 17 1Rebel
- 18 Anytime Fitness
- 19 F45
- 20 Hybrid Fitness
- 21 Pure Gym
- 22 Virgin Active

CULTURE

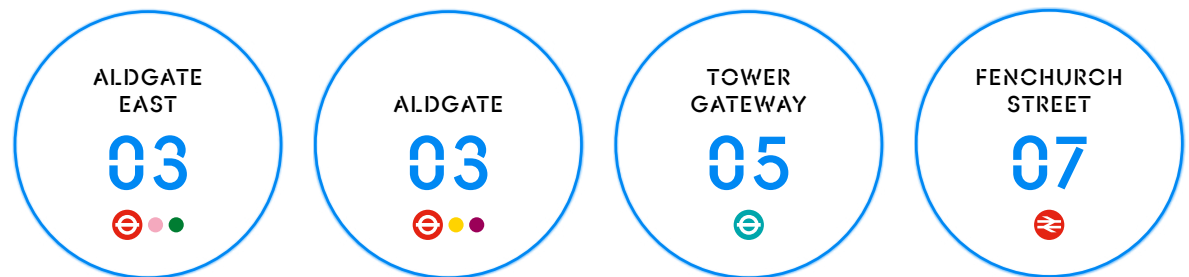
- 23 Curzon Aldgate
- 24 Whitechapel Gallery
- 25 Wilton's Music Hall
- 26 Hotels
- 27 10 Trinity Square
- 28 Citizen M
- 29 Dorsett City London
- 30 Double Tree
- 31 New Road Hotel

OCCUPIERS



CONNECTIONS

Journey times from building entrance. Source: TfL.



FURTHER INFORMATION.

TERMS

Available upon request.

VIEWING

Strictly through sole letting agents:

Jake Doffman

T +44 (0)20 7291 6144
M +44 (0)7904 082118
E jdoffman@nobleharris.co.uk

Carl Dobrin

T +44 (0)20 7291 6141
M +44 (0)7545 077 959
E cdobrin@nobleharris.co.uk

Matthew Noble

T +44 (0)20 7291 6142
M +44 (0)7980 991 214
E mnoable@nobleharris.co.uk

NH NOBLE
HARRIS

Important Notice

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Noble Harris in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP or Noble Harris has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). June 2022.

Designed and produced by Cre8te - cre8te.london

