



SIX-STOREY COMMERCIAL BUILDING FOR SALE OR TO LET

60 - 62 LEMAN STREET | LONDON | E1 8EU

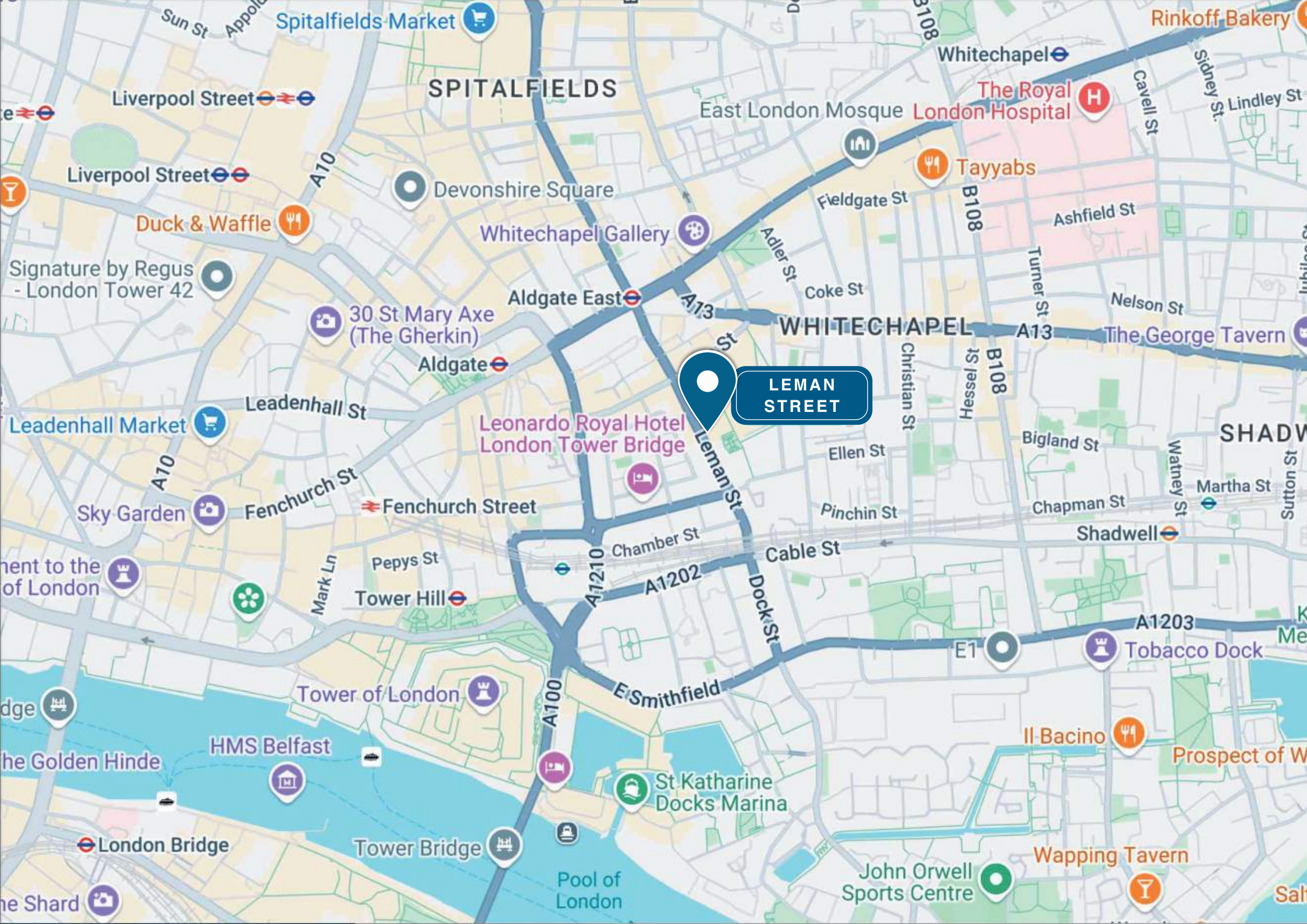
Purchase Guide Price: £3,500,000 Rental Guide Price: £50 per sq/ft



EXECUTIVE SUMMARY

This is a rare opportunity to acquire or let a substantial property in a prime 'City fringe' location, just 500m from Aldgate East Station. Recently refurbished and highly versatile, the building spans six generous floors (573 sq.m. / 6,171 sq.ft. GIA) and is available with full vacant possession.

- Potential for a wide variety of uses falling within current Use Class E or alternative uses (STPP).
- Gross Internal Area of 573 sq.m / 6,171 sq.ft. providing versatile, well- configured accommodation that benefits from high levels of natural light and period features.
- Located on the western side of Leaman Street with a commanding position and attractive views towards Goodmans's Fields and The Gherkin.
- Aldgate East is a thriving district that has become one of London's most vibrant areas and is a favoured destination for companies in multiple sectors.
- Highest possible Public Transport Accessibility Level (6b) and within 400m of Aldgate Station.
- 2025 office ERV tone is currently at £60/p/sf, establishing a reversionary pattern for the building.
- **The Freehold is offered for sale with full vacant possession for offers in excess of £3,500,000.**
- **The property is offered on new lease terms with a quoting rent of £50 per Sq/ft**



LEMAN STREET

SPITALFIELDS

WHITECHAPEL

SHADW

Liverpool Street

Devonshire Square

Whitechapel Gallery

Aldgate East

30 St Mary Axe
(The Gherkin)

Aldgate

Leadenhall St

Leonardo Royal Hotel
London Tower Bridge

Fenchurch St

Pepys St

Tower Hill

Tower of London

HMS Belfast

St Katharine
Docks Marina

Tower Bridge

Pool of
London

Whitechapel

East London Mosque
The Royal London Hospital

Tayyabs

Ashfield St

Fieldgate St

Coke St

WHITECHAPEL

Nelson St

The George Tavern

Christian St

Hessel St

Ellen St

Bigland St

Pinchin St

Chapman St

Shadwell

Cable St

E1

Tobacco Dock

E Smithfield

Il Bacino

Prospect of W

John Orwell
Sports Centre

Wapping Tavern

Signature by Regus
- London Tower 42

Leadenhall Market

Sky Garden

ment to the
of London

dge

the Golden Hinde

London Bridge

the Shard

Sun St Appol

Spitalfields Market

Rinkoff Bakery

Sidney St
Lindley St

Cavell St

B108

Turner St

A13

B108

A70

Leman St

A1210

A1202

A100

A1203

DESCRIPTION

60 - 62 Leaman Street is a substantial, period style building enjoying lift access to all six floors, an exceptional dual aspect, and the rare benefit of a private courtyard garden. Now available on the open market, it presents a compelling opportunity for prestigious Headquarters close to the City of London.

The freehold property is a striking example of reproduction Georgian architecture. It stands on the historic site of the Royal Albert Theatre, which was destroyed by fire in 1846. Since then, the site has served numerous notable functions, including as Leaman Street Police Station, and a Working Men's Home, before undergoing full redevelopment into its current form.

The main entrance opens into an **impressive grand lobby**, with soaring ceiling heights, part-panelled walls, and a sweeping central staircase.

A lift provides direct access to all floors.

Recently refurbished, the building offers consistent specification across all levels.

Each floor includes a newly installed dual air conditioning system, period-style fireplaces, partial new carpeting, and updated washrooms and kitchenettes on several levels.

- Generously proportioned boardroom
- Charming rear courtyard
- Flexible layout that includes a mix of private offices and open-plan spaces





LOCATION

Aldgate East is a dynamic and culturally rich area, renowned for its eclectic mix of exhibitions, contemporary bars, and independent boutiques. Ideally situated just minutes from Aldgate and Aldgate East stations, the area offers residents exceptional connectivity and access to the best of East and Central London.

Located within the vibrant borough of Tower Hamlets, Aldgate East is on the doorstep of Brick Lane - a celebrated culinary and cultural hotspot offering an impressive array of international restaurants, lively bars, and markets. The area has seen significant growth in recent years, attracting a wave of young professionals drawn by its energy, amenities, and convenience.

Just a short walk away, Shoreditch enhances the lifestyle offering with additional eateries, artisan coffee shops, creative workspaces, parks, and recreational facilities. Aldgate is also home to iconic London landmarks and striking modern architecture, including the world-famous Gherkin. Traditional pubs, historic markets, and new retail options create a balanced blend of old and new.

Housing options in the area are just as varied - from sleek, purpose-built apartments and stylish warehouse conversions to elegant Georgian town houses. As one of London's most up - and - coming neighbourhoods, Aldgate East has become a prime focus for developers and city professionals seeking exceptional transport links. With access to both the Underground and DLR, and even greater connectivity on the horizon with the completion of Crossrail, Aldgate East remains a top choice for commuters and investors alike.





TRANSPORT

Tube:

Leman Street is exceptionally well-connected, with **Aldgate East Station** (District and Hammersmith & City lines) just 500 metres away and **Aldgate Station** (Circle and Metropolitan lines) also within easy reach. The nearby **Liverpool Street Station**, one of London's key transport hubs, provides access to the **Central, Elizabeth, Hammersmith & City, Metropolitan, and Circle lines**, along with extensive **national rail services**.

Rail:

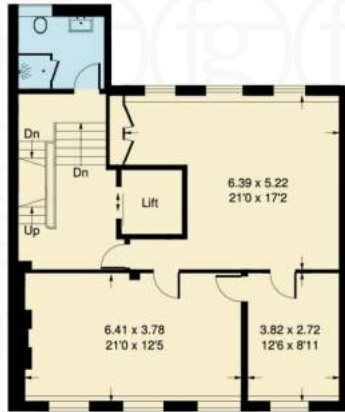
Liverpool Street Station offers fast and direct connections across London and beyond, including services to **Stansted Airport, Essex, and East Anglia**. **Fenchurch Street Station**, also close by, connects commuters to destinations across **Essex** and the **Thames Estuary**.

Bus:

The area benefits from excellent bus connectivity, with frequent routes offering easy access to the **City, Canary Wharf, and the West End**. Key routes include the **15** (Trafalgar Square), **135** (Canary Wharf), and **205** (Paddington). Night services such as the **N15** and **N205** ensure 24-hour transport options, making the area ideal for those who live, work, or socialise across London.

The property benefits from an excellent Public Transport Accessibility Level (PTAL) Rating of 6B, reflecting its outstanding accessibility to public transport.

Approx. Gross Internal Area = 573.3 sq m / 6171 sq ft
(Including Lift)



Second Floor



Third Floor

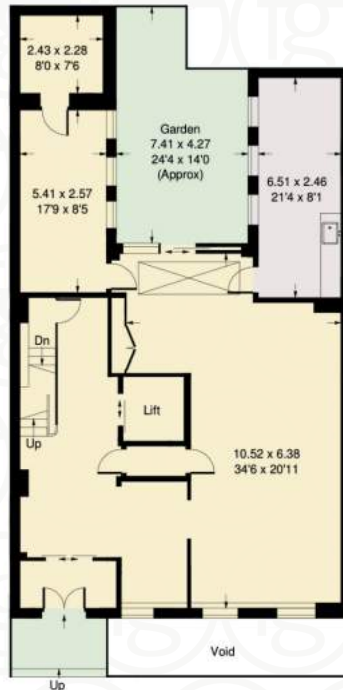


Fourth Floor

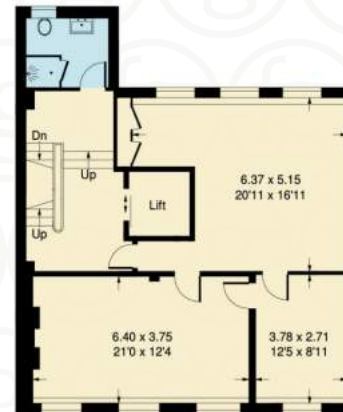
= Reduced headroom below 1.5 m / 5'0



Lower Ground Floor



Ground Floor



First Floor

INVESTMENT SUMMARY

The property is available to purchase or let.

- **To purchase:** We are instructed to seek offers in excess of £3,500,000 for the freehold interest with vacant possession.

- **To let:** We are instructed to seek offers of £50 per Sq/Ft

LEGAL TENURE

The Freehold is offered for sale with full vacant possession. This is being sold on the basis of retention of the occupying commercial tenancy and vacant possession of the residential upon completion of legal formalities.

VAT

The Property is not elected for VAT

RATEABLE VALUE

The information contained on the VOA indicates a Rateable Value of £84,250 per annum.

RATES PAYABLE

Estimated at £44,000 per annum. (We strongly advise interested parties to verify this with the local authority: London Borough of Tower Hamlets).

EPC

E (108)

PLANNING

The property is listed (Grade II). Planning is granted for a wide range of uses with the use (CLASS E).

VIEWINGS

The site can be viewed externally from Leman Street. All internal viewings are by strict appointment via sole agents Fuller Gilbert & Company Limited.

METHOD OF SALE

The building is being sold by Private Treaty



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