

# 46 Commercial Road, Whitechapel, London, E1 1LP

## TO LET

Education / Office

5,284 sq ft / 490.9 sq m

£115,000 per annum

# Unique Self Contained F1 Building To Let (Education/ Training/ Religious Use)



- Fully self-contained building of 5,284 sq ft
- Private enclosed rear yard of 692 sq ft
- Prominent positioning
- F1 Planning Use
- Suitable for office, charity, medical and retail uses STP
- Grade II Listed with period features
- Short walk to Aldgate East Station
- Car parking space by arrangement
- New lease, direct from the Landlord

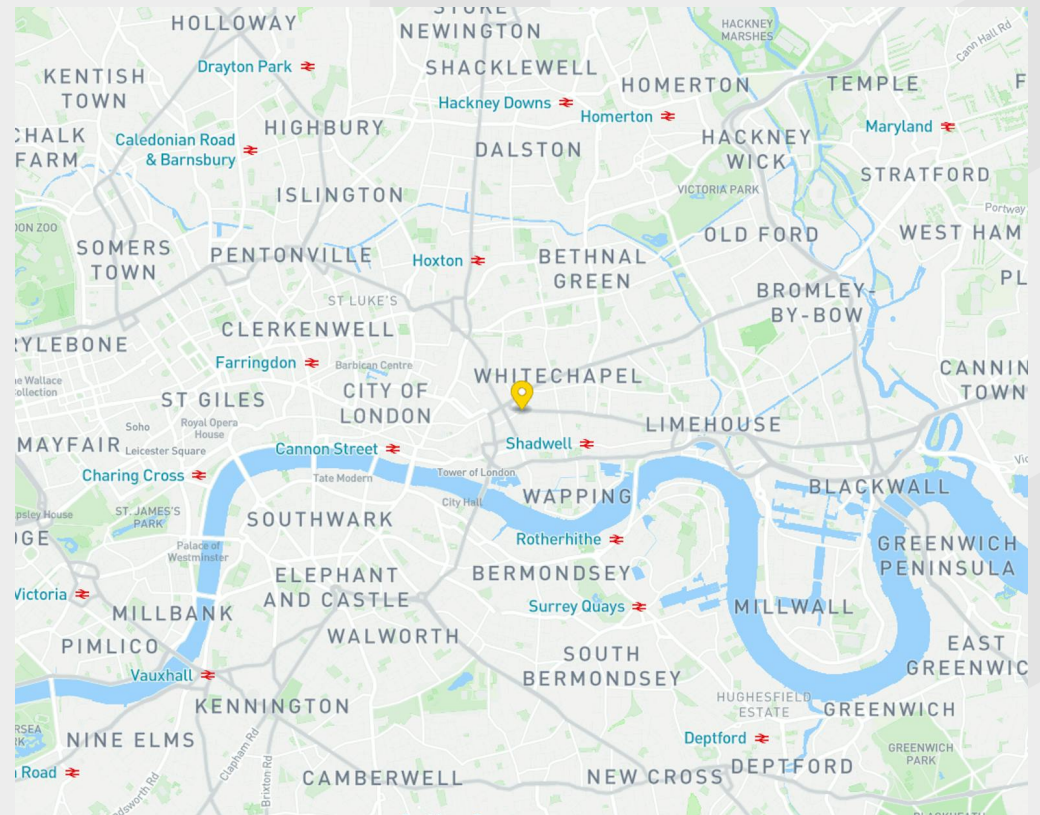
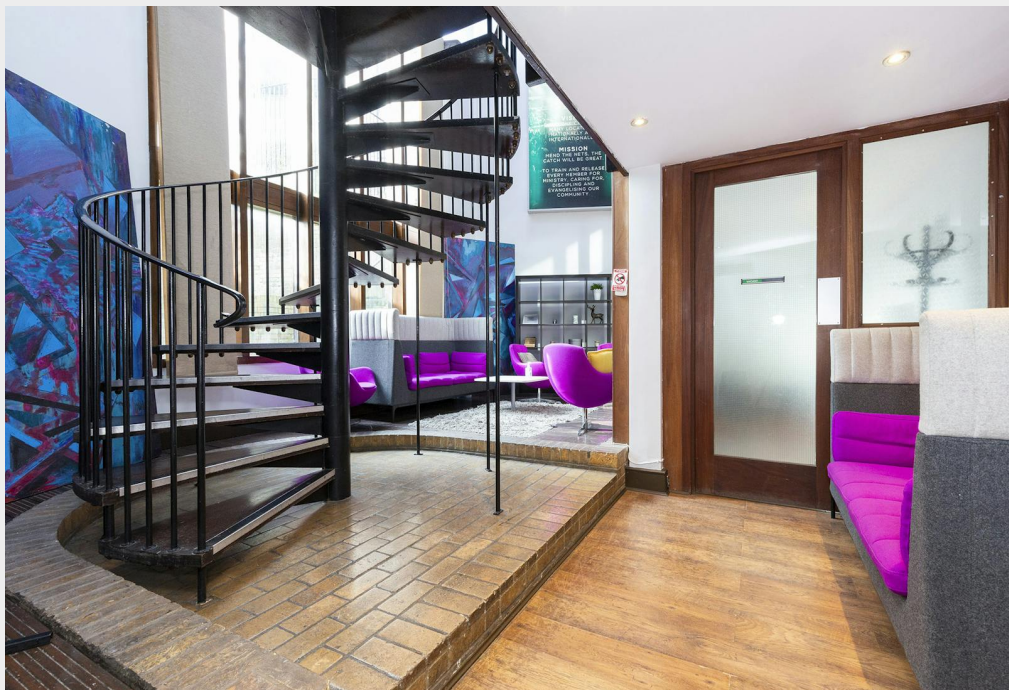


## Description

46 Commercial Road is a unique Grade II Listed character building. It is entirely self-contained and arranged over lower ground, ground, and first floors. The property has very prominent frontage onto Commercial Road as well as a private/enclosed rear yard. The building benefits from existing and rarely found F1 planning consent but could suit alternative uses subject to planning.

## Location

The area is well-served by public transport. Aldgate East (Hammersmith & City & District) is a 6-minute walk west. Whitechapel (Hammersmith & City, District, Elizabeth and Overground) and Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan, Elizabeth and Railway) are within 0.6 miles. The building is a 4-minute walk from Goodman's Fields, offering restaurants, fitness facilities, shops, entertainment and green space.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Availability
1st	994	92.35	-	£3.28 /sq ft	n/a	Available
Ground	2,151	199.83	-	£3.28 /sq ft	n/a	Available
Lower Ground	2,139	198.72	-	£3.28 /sq ft	n/a	Available
Building - Total	5,284	490.90	£115,000 /annum	£3.28 /sq ft	n/a	Available
Outdoor - Enclosed Rear Yard	692	64.29	-	n/a	n/a	Available

## Tenure

New Lease

## EPC

E

## VAT

Not applicable

## Configuration

Fitted

## Contacts

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### Further Information

[View on Website](#)

[Floor Plans](#)

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