

**MAKING
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SHW

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TO LET

OFFICE / CLASS E – 9,289 SQ FT (862.95 SQ M)*

285 Commercial Road, London, E1 2PS

DESCRIPTION

The property comprises ground floor office/retail space of 9,289* sq ft GIA within a mixed-use building, with residential accommodation above. The office space is currently configured to provide a mixture of open plan space, meeting rooms and private offices. The accommodation is in good condition and benefits from access to gated parking.

LOCATION

The property is located on Commercial Road, E1, East London. Commercial Road is a prominent thoroughfare with a wide range and mix of national and local occupiers. The location is well suited to office, community, showroom or customer-facing occupiers seeking ground floor accommodation in an accessible, well-established commercial environment.

The building is within a 12-minute walk of both Aldgate East (Circle, District and Hammersmith & City lines) and Whitechapel Underground Station (Circle, District, Hammersmith & City, Elizabeth Line and Windrush lines). There are numerous bus routes along Commercial Road.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Office	9,289*	862.95*
TOTAL	9,289*	862.95*

* Size subject to final onsite measurement

AMENITIES

- Prominent street frontage
- Gated parking
- Air-conditioning
- Good floor to ceiling height
- Suspended ceilings
- Kitchenette

RENT

On application

RATES

Interested parties are advised to make their own enquiries.

USE CLASS

Use Class-E (landlord is open to alternative uses)

VAT

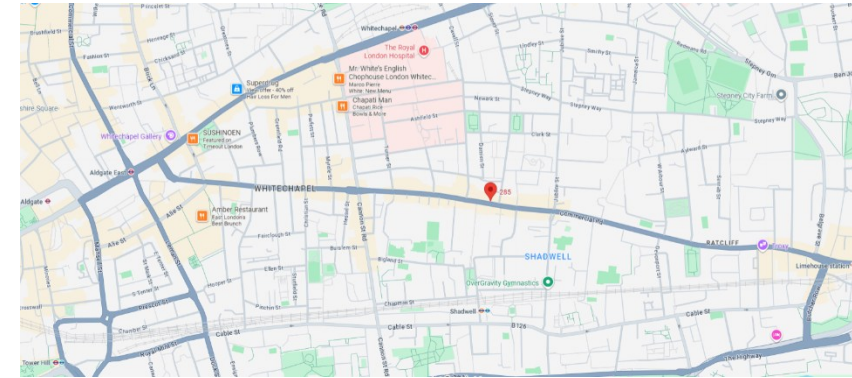
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Available on request



VIEWINGS

Harry Darby

t: 07714 690 431

e: hdarby@shw.co.uk

Richard Williams

t: 07385 662 009

e: rwilliams@shw.co.uk

Richard Pyne

t: 07901 821 843

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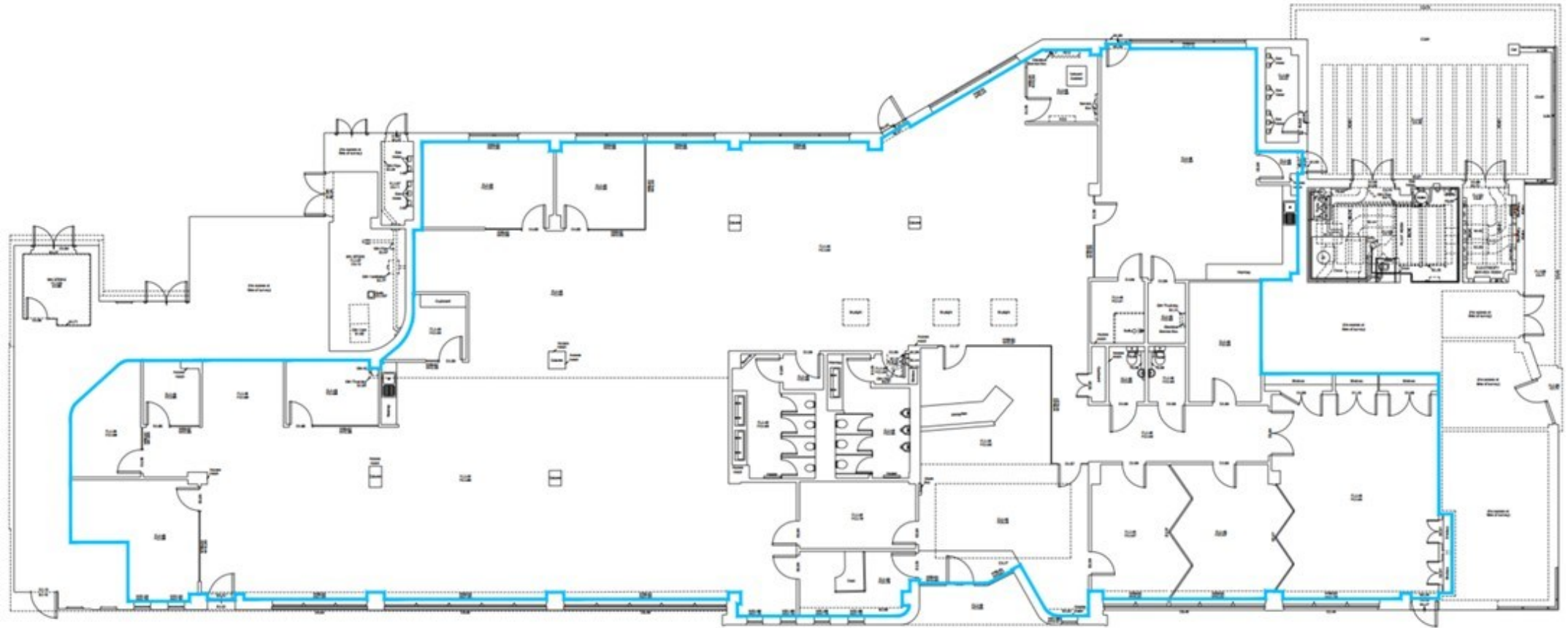
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FLOOR PLAN



Commercial Road

 GROUND FLOOR PLAN
 GROSS INTERNAL AREA
 863.0 SQ.M
 9289 SQ.FT

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