



Leman Street, Whitechapel, E1 8EU

Guide Price £3,500,000 Freehold

Introducing Leman Street...

A rare opportunity to rent a substantial double Freehold in a prime 'City fringe' location, just 500m from Aldgate East Station. The property spans six floors (573 sq.m. / 6,171 sq.ft. GIA) and offers highly versatile accommodation suitable for a variety of uses under Class E or alternative uses (STPP).

Prominently positioned on Leman Street, the building benefits from excellent natural light, period features, and striking views towards Goodman's Fields and The Gherkin, in one of London's most vibrant districts.



Welcome to Whitechapel...

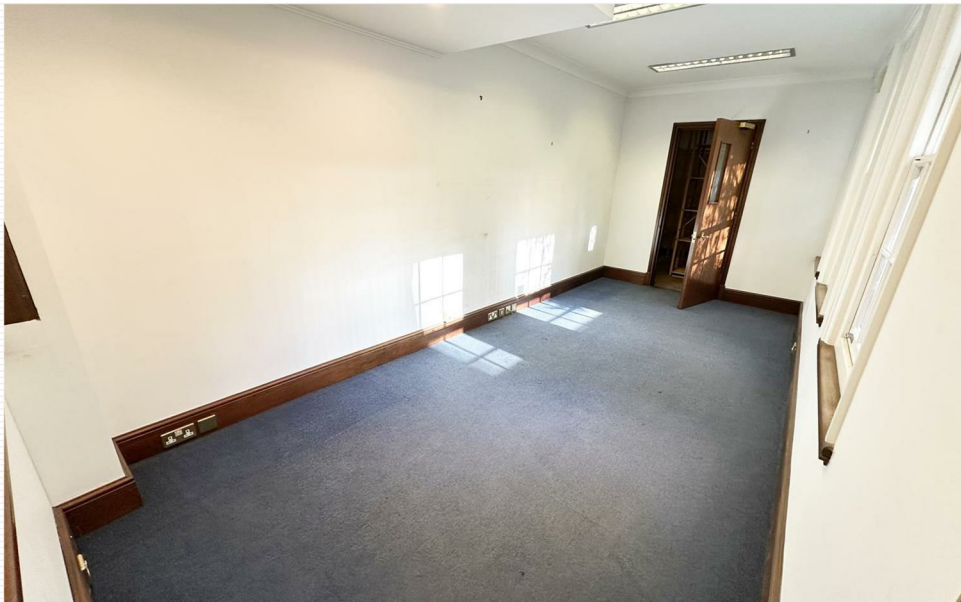
Located on the western side of Leman Street with a commanding position and attractive views towards Goodman's Fields and The Gherkin. Aldgate East is a thriving district that has become one of London's most vibrant areas and is a favoured destination for companies in multiple sectors.

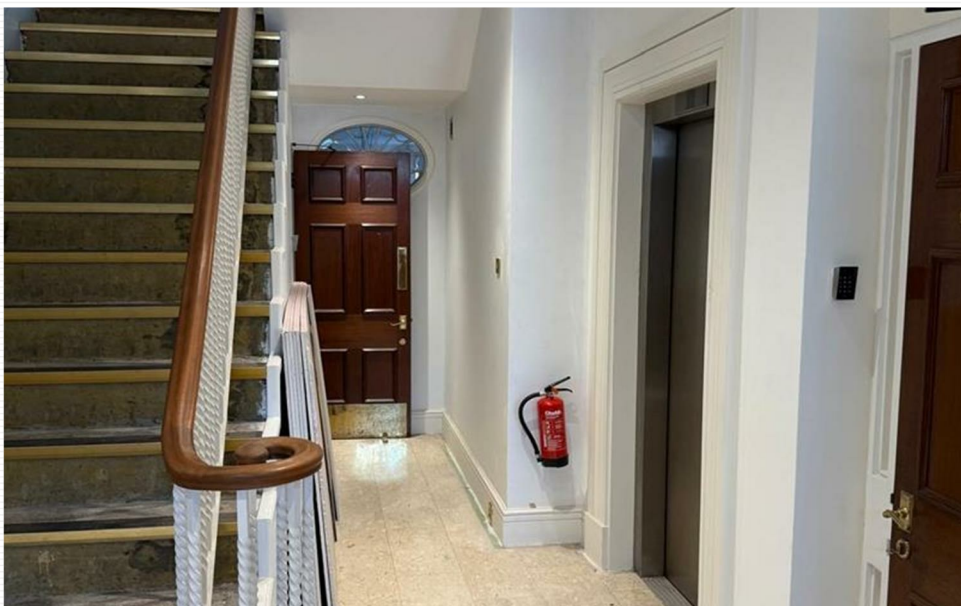
The neighbourhood is also brimming with culture, with Shoreditch, Old Spitalfields Market, and Brick Lane all within walking distance. All of which are well-known for hosting frequent exhibitions and drawing a large fan base.

Located just a 3 minute walk from Aldgate East tube station, you will find Goodman's Fields. This award-winning area is part of a vibrant and exciting neighbourhood of E1. This lively section of the city has been turned into an exciting destination, full of wonderful restaurants, pubs, cosy coffee shops, gyms, and entertainment. Within walking distance of Tower Bridge and central London, Goodman's Fields can be easily reached by both tourists and residents



Leman Street







Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		