

# FULLY FITTED OFFICES TO LET 2,737 – 9,632 sq ft

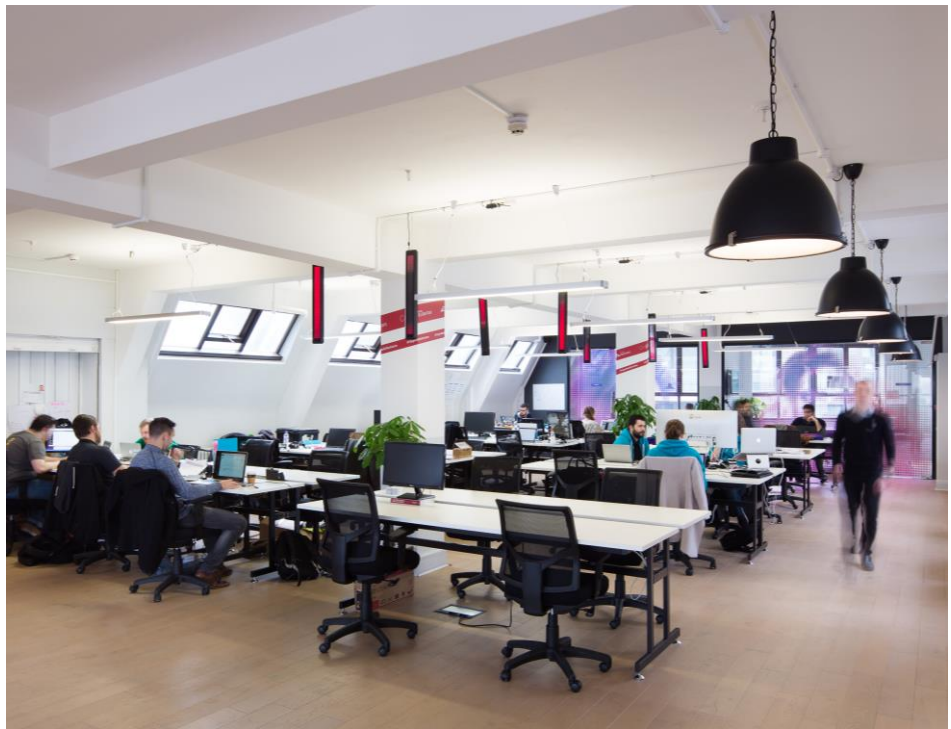
38-40 COMMERCIAL RD, LONDON E1 *Flexible terms available*

*Managed contemporary office space moments from Aldgate East Station*



“Fully fitted **customisable solutions**, providing **self contained** floors or part floors ranging from 62 to 188 workstations”

“Located at the intersection of the City and Shoreditch, the area is fast establishing itself as the next **tech & innovation hub.**”



| Floor        | Sq Ft        | Standard Capacity (workstations) | From pp/mo | All inc monthly cost (ex VAT) | 360 Tour                   | Comments           |
|--------------|--------------|----------------------------------|------------|-------------------------------|----------------------------|--------------------|
| Floor 4      | 3,048        | 60                               | £425       | £25,500                       | <a href="#">Click here</a> | Available Oct 2021 |
| Floor 3      | 3,272        | 62                               | £425       | £26,350                       | <a href="#">Click here</a> | Available Now      |
| Floor 2      | 3,312        | 66                               | £400       | £26,400                       | n/a                        | Available Now      |
| <b>TOTAL</b> | <b>9,632</b> | <b>188</b>                       |            |                               |                            |                    |



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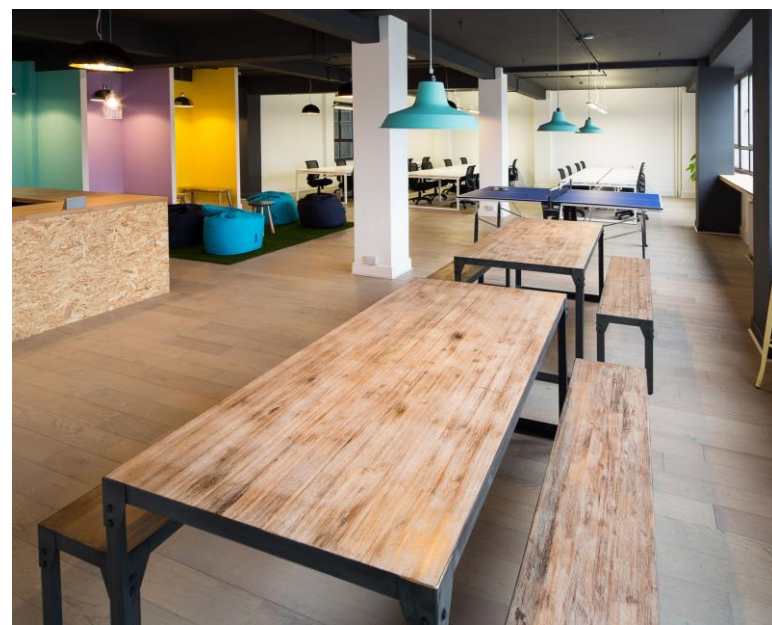
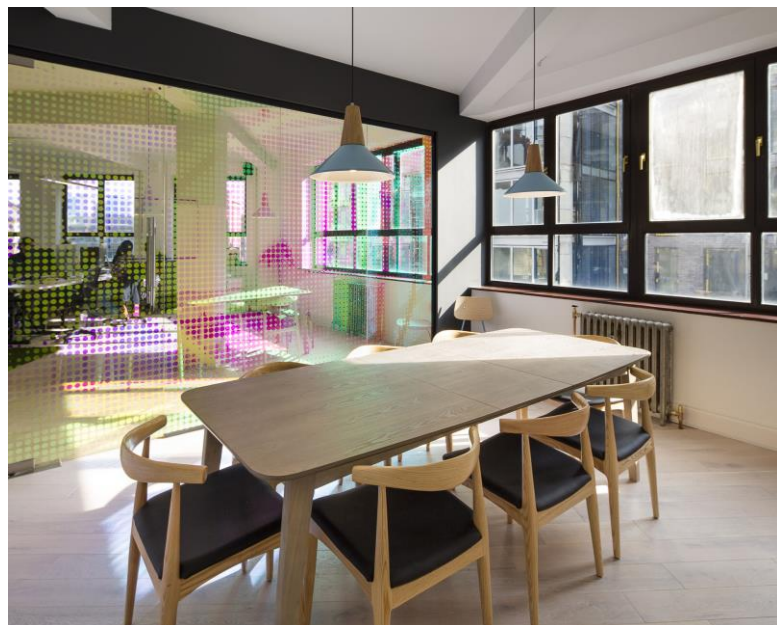
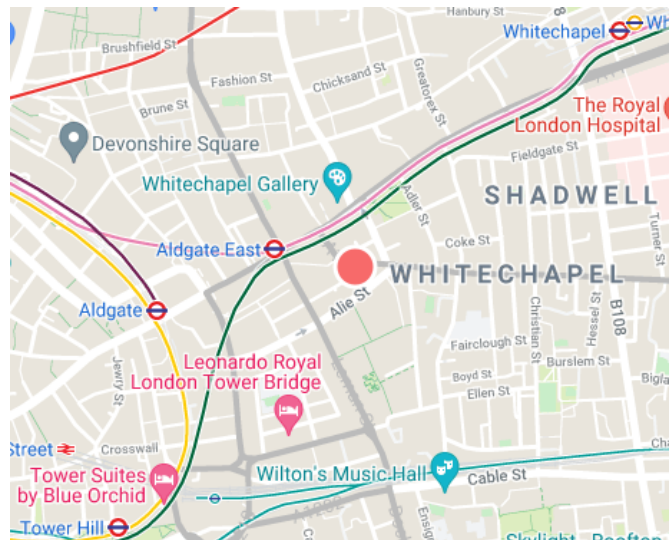


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“Managed offices providing breakout space & meeting rooms”



## Building Amenities & Managed Offer

- Air Conditioning
- Exposed Services
- Excellent Natural Light
- Passenger & Goods Lift
- Manned Reception
- Dedicated Meeting Rooms
- 24/7 Access
- **Ultra Fast** Dedicated Broadband Options
- Showers/ Bike Racks
- ‘The Loading Bay’ Event Space Available To Hire.
- Customisable Fully Fitted & Furnished Layouts
- Dog Friendly
- Additional Smaller Suites To Allow Flexing
- Break Out Areas
- Free Coffee/ Fully Stocked Kitchens
- Cleaning/ Utilities inc
- Community Managers

*EPCs available upon request*

**bbg**   
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Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.