



RETAIL / RESTAURANT PROPERTY  
**E-Class Planning (A1/A2/A3/B1/D1/D2)\***

**Aldgate East / Spitalfields - New Lease**  
**Close to Aldgate East Underground Station**



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**21 Commercial Street, London E1 6LW**

Approx. 2,778 sq ft

## Location

Located a one minute walk from the busy junction of Commercial Street and Whitechapel High Street (where Aldgate East Underground station is).

Aldgate Tower is located at this junction, comprising some 460k sq ft of office space. Immediately opposite is The Relay Building, comprising some 207 apartments, and 110k sq ft of office space.

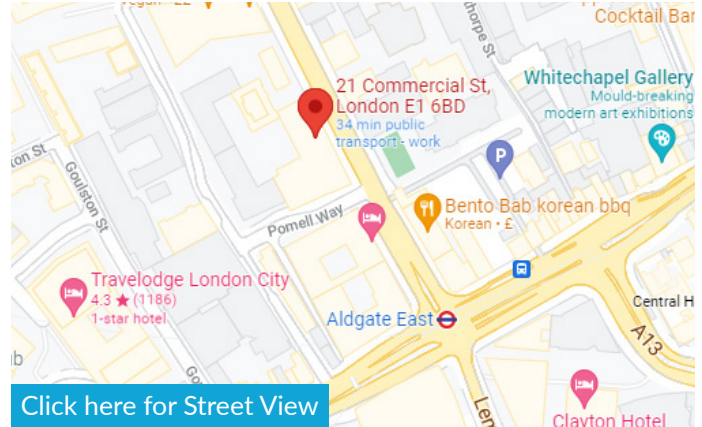
Nearby occupiers include Ibis Hotel, and Tesco Express, as well as popular restaurants such as Yuu Kitchen, The Culpeper, Hungry Donkey and Xi'an Biang Biang.

Nearby



THE  
**CULPEPER**

**Spitalfields**

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## Accommodation

Arranged over ground floor only, providing the following approx. areas:

Ground Floor	2,778 sq ft
<b>Total Area</b>	<b>2,778 sq ft</b> 258.18 sq m

## Lease

A new lease is available, at a rent of £110,000 per annum. Rent is exclusive of rates and all other outgoings. Excludes VAT, if applicable.

## Planning

The property benefits from E-Class Planning (A1/A2/A3/B1/D1/D2). \*Subject to any necessary consents.

## Rates

We understand that the property is assessed as follows.

<b>Rateable Value</b>	<b>£103,000</b>
<b>Payable 2022/23</b>	<b>£52,736</b>

Interested parties are advised to make their own enquiries with the Local Authority to confirm their exact liabilities and any relief.

## Legal costs

Each party to be responsible for payment of their own costs.

## EPC

An Energy Performance Certificate is available upon request.

## Contact

For further information or to arrange a viewing please contact:

**Theo Benedyk** - [tb@lewiscraig.co.uk](mailto:tb@lewiscraig.co.uk)  
020 7009 0486

**Denis Banawa** - [db@lewiscraig.co.uk](mailto:db@lewiscraig.co.uk)  
020 7009 0481

Or our joint-sole agent, SFP Property.

**Tom Dawes** - [tom.dawes@sfpgroup.com](mailto:tom.dawes@sfpgroup.com)  
07917 118 866