

# To Let

**Standon House, 21 Mansell Street , London, E1 8AA**  
6,185 sq ft

- Excellent communication links
- Good natural light
- Fitted space with kitchen and meeting rooms in situ
- Furniture available by separate arrangement
- Efficient floor plate



## Location

The property is located fronting Mansell Street at the junction with Braham Street. Both Aldgate and Aldgate East Underground Stations are close by and the new Crossrail Station at Whitechapel is just short bus ride away.

## Situation and Accommodation

The property comprises a purpose built office building of concrete construction, arranged over six upper floors. The building was substantially refurbished in 2001 and there has since been an aesthetic re-modelling of the reception. The entirety of the 1st floor is available, comprising 6,185 sq ft. The floor benefits from good natural light, and is well configured to offer an efficient floor plate. A fitted out reception and waiting area, four meeting rooms, kitchenette, comms room and open plan desking is all in situ. There is also an additional 1,116 sq ft of basement storage space.

## Local Amenities

The area has a wide variety of bars, restaurants and coffee shops within the immediate vicinity, as well as the renowned Whitechapel Gallery, St Botolph Without Aldgate Church, and the bustling Brick Lane. Nearby restaurants and bars in close proximity to Mansell Street include Treves and Hyde, Exmouth Coffee Company, Peter's Cafe, Hungry Donkey, The Oliver Conquest, Dirty Martini and the Dispensary. The Whitechapel Building, Aldgate Tower, The Relay Building and One Creechurch Place are all within a short walking distance, and are home to a diverse range of high profile and creative occupiers including Aecom, Maersk, Uber, Huddle, Perkins + Will, WeWork and Tag.

## Availability

1st floor suite totaling 6,185 sq ft

## Terms

The accommodation is available by way of a sublease until October 2021

## Viewings

Strictly by the sole agents

## Accommodation

Floor / Unit	Property Type	Size	Rent	Business Rates	Service Charge
1st	Office	6,185 sq ft	£30 per sq ft	£13 per sq ft	£8.53 per sq ft

## EPC

This property has been graded as 84 D.

## Rent

£30 per sq ft

## Business Rates

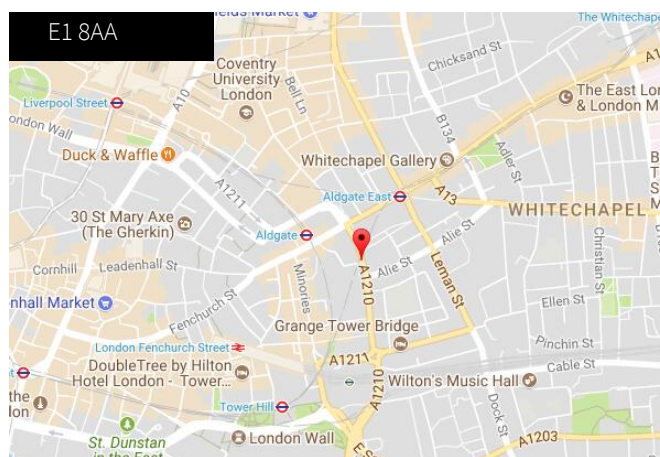
Rates Payable (2017/2018): £13 per sq ft

Estimated

## Service Charge

£8.53

Estimated



## Contacts

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