



# LONIC

020 7486 0900

LONICflex

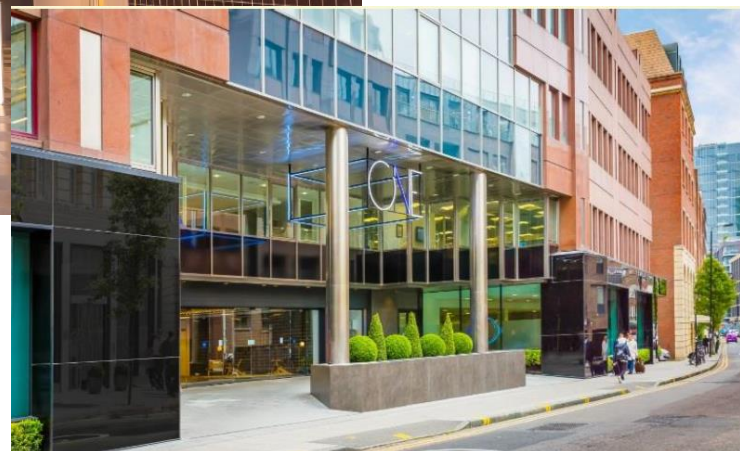
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sole agents:

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**1 ALIE STREET  
LONDON  
E1 8DE**

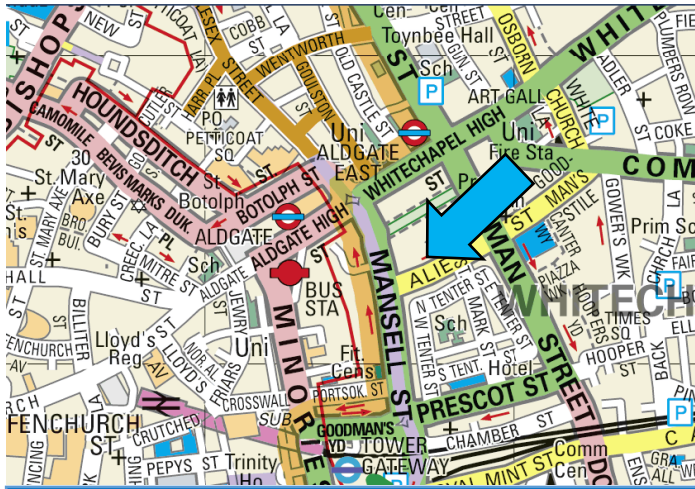
**1st FLOOR OFFICES IN THE  
HEART OF ALDGATE  
PLUG & PLAY  
TO LET  
55 Desks, 3 Meeting Rooms  
and Kitchenette**

#### **LOCATION:**

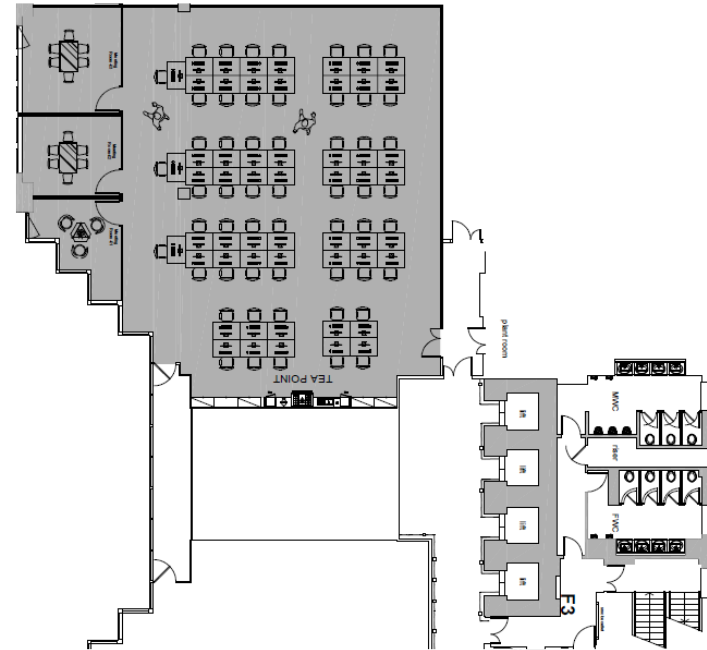
The property is prominently located on the north side of Alie Street close to the junction with Aldgate High Street. The area is extremely well served by public transport with Aldgate and Aldgate East stations (Circle, District, Hammersmith & City and Metropolitan Lines) within easy walking distance and numerous bus routes operating within close proximity.

#### **ACCOMMODATION:**

This Grade A property has recently been completely refurbished to provide a double height reception, with fully amenities including bike racks and showers. The available office is located on the 1<sup>st</sup> floor and will be fully fitted to provide 55 desks, three meeting rooms and a kitchenette.



## FLOOR PLAN



### AMENITIES:

Newly refurbished reception and communal areas

4 x 12 person passenger lifts

High ceilings

2x goods lifts

Refurbished floors

Car parking available by separate arrangement

Bike racks, showers and changing facilities

Superb natural light

Fully fitted / plug & play available

**1 ALIE STREET  
LONDON  
E1 8DE**

**RENT:** £450 per desk per calendar month inclusive of rent, rates, service charge, utilities, WIFI fibre internet and cleaning. For a minimum term of 12 months.

**LEASE:** By way of a new sublease for a minimum term of 12 months. Our client can accommodate 55 desks. The lease will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.