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To Let

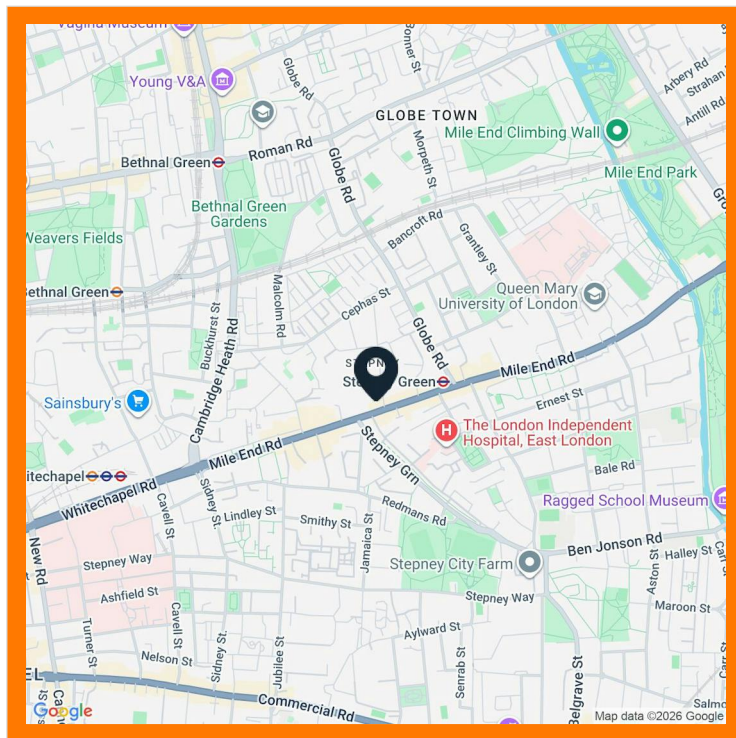
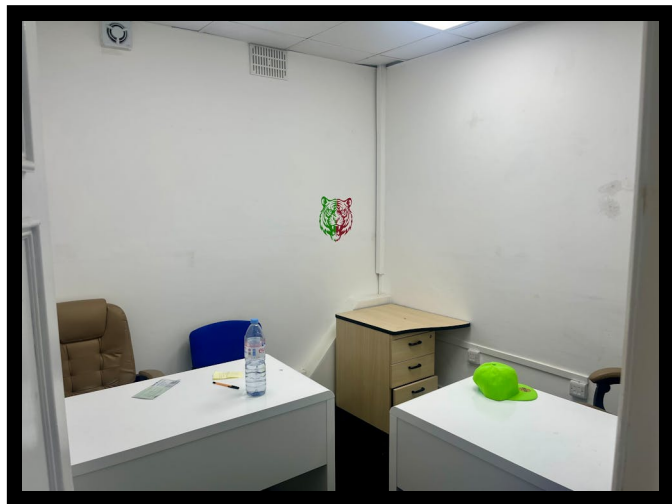


Office / business space available on all inclusive
flexible terms located on Mile End Road, East London
£600 – £1,400 per month

Office Suites at Adams House, 127-129 Mile End
Road, Stepney Green, London, E1 4BG
01708 973700 | francois.neyerlin@smcbrownillvickers.com

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- Office / business space available on all inclusive basis within a listed building
- Excellent location on Mile End Road - great access to shops, amenities, and access to Whitechapel, Mile End, Bethnal Green, etc
- Ideal for new, startup and small business use from £600pcm
- 24/7 access, complementary tea/coffee, printing / scanning facilities, high speed internet, personal postbox
- Hot desking, venue hire, virtual office, meeting room and desk share available



Description

Adams House is listed building, formerly part of Anchor Brewery before being used for office space since approximately 15 years ago. The building now operates as a business centre with accommodation to suit a variety of occupiers and sizes. The building benefits from many attractive features.

The available accommodation includes a first floor office which could accommodate around 2-5 people, two smaller offices at lower ground level (suitable for 1-2 desks) and a larger lower ground floor office / storage.

The business centre benefits from high speed internet, 24/7 access, personal postbox, complimentary tea & coffee, reception area and many attractive original features.

Within the building, there is also capacity for hot desking, venue hire, virtual offices, desk sharing and meeting rooms.

Location

The property is located on Mile End Road very close to Stepney Green Tube Station (0.1 miles away) and next to the Anchor Retail site.

The location is excellent placed for connectivity to the City of London and East London, within walking distance of Mile End, Whitechapel, Bethnal Green and the city. Queens Mary University is a short walk away on the same road.

Whitechapel tube / Elizabeth line is approximately 0.4 miles away, Bethnal Green tube station is 0.5 miles away and approximately just under 2 miles from the City. There are a range of shops and amenities within a short walk including cafes, gyms, restaurants, gyms, pubs, etc. Anchor Retail park is next to the property and includes Aldi, Currys and Halfords.

Existing tenants include solicitors, educational consultancy, software companies, Ruqyah services, marketing and accountants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - B1	527.24	48.98	£1,400 /month
Unit - B15	182.92	16.99	£650 /month
Unit - B16	86.08	8	£600 /month
Unit - F2	269	24.99	£1,400 /month
Total	1,065.24	98.96	

Specification

- Meeting Rooms
- Super fast Wi-Fi
- Breakout Areas
- Coworking Desks
- Dedicated Desks
- Private Offices
- 24/7 Access
- Fast agreements

Flexible Terms

Flexible contracts available for office space, coworking memberships, dedicated desk, virtual office and meeting rooms. All inclusive charge (including all costs). Enquire for further information and to view today! VAT is not paid on the rents!

Transport / Commute

Stepney Green Tube Station (District Line): 2 minutes (walking)
 Whitechapel Tube Station (District Line, Elizabeth Line & Overground): 10 minutes (walking)
 Mile End Tube Station (District Line, Central Line): 14 minutes (walking)
 The City of London: 40 minutes (walking), 20 minutes (tube / bus)
 Bethnal Green: 16 minutes (walking)
 Queens Mary University: 5 minutes (walking)

Energy Performance Certificate

EPC exempt - Listed building

Francois Neyerlin
 0114 281 2183
francois.neyerlin@smcbrownillvickers.com

