

32 Prescott Street



Aldgate, E1 8BB
Offices

TO LET



RENT

£47.50 - £52.50
(per sq ft pa excl.)



SERVICE CHARGE

£6.50
(per sq ft (y/e 04/2025))



RATES PAYABLE

£21.70
(per sq ft (y/e April 2025))



EPC RATING

A



Units from:
3,772 - 10,332 sq ft

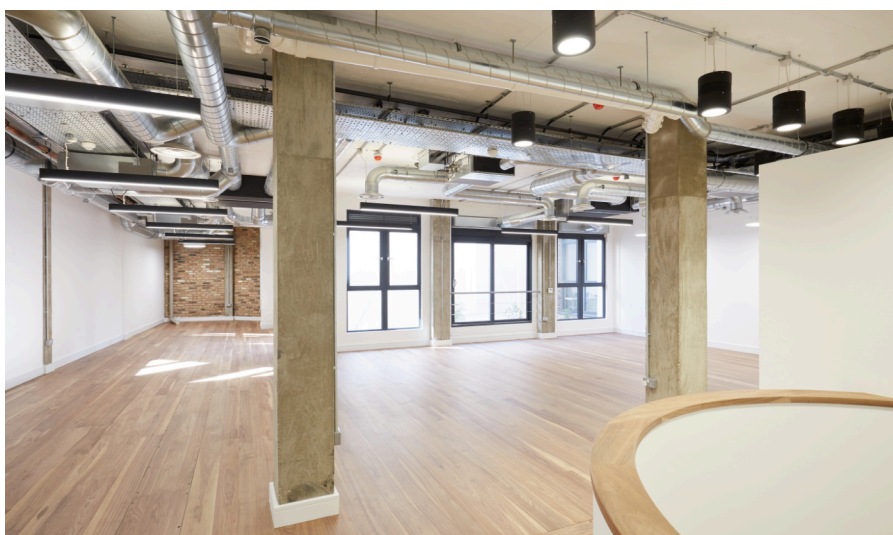
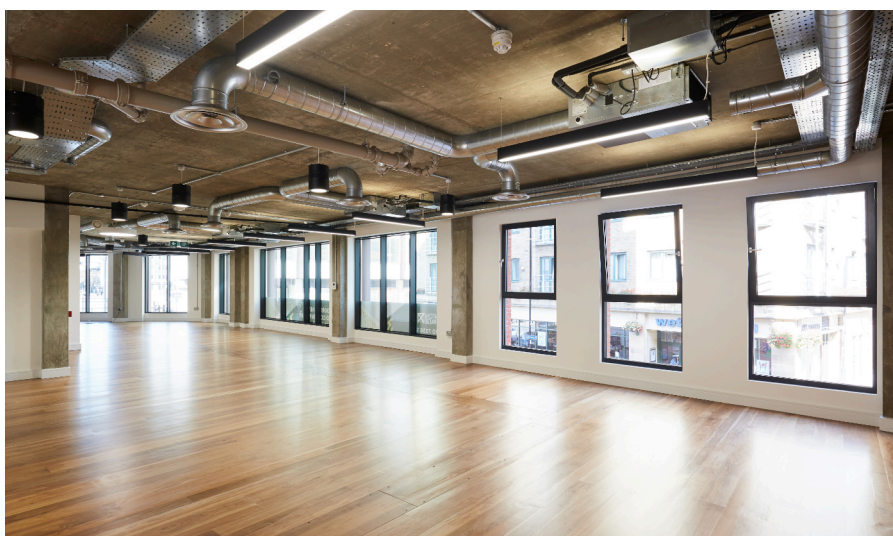


Location

32 Prescott Street offers prime office space in the dynamic Aldgate business district, boasting exceptional connectivity via Liverpool Street, London Bridge and Fenchurch Street stations, as well as multiple Underground stations (Tower Hill, Aldgate, Aldgate East) and access to the Elizabeth Line from Whitechapel Station and DLR at Tower Gateway.

Tenants benefit from the building's proximity to new office developments such as Aldgate Tower, The Loom and The Whitechapel Building. Also, ideally positioned to capitalise on major office developments such as 30 Minories, 60 Aldgate, and Bevis Marks House.

Additionally, the diverse retail and dining options of St Katharine Docks are just a short walk away.



Description

This modern 7,825 sq ft office building offers premium workspace across three levels with exposed concrete design and top-tier amenities. Part of a larger development with Rockwell East Hotel Apartments and The Courtyard Building.

32 Prescott Street has achieved BREEAM Excellent and EPC A ratings and features sustainable elements such as rooftop wildflowers, wildlife habitats and solar panels.

Flexible leasing is available, with the 3,772 sq ft first floor (independent access) or 4,053 sq ft ground/lower ground (private entrance, courtyard access).

The adjacent 2,497 sq ft fully furnished Courtyard Building, also EPC A rated, offers a "plug-and-play" option, creating a potential 10,332 sq ft combined office space.



Accommodation

The approximate Net Internal Areas comprise:

32 Prescott Street	Sq Ft	Sq M
First Floor	3,772	350.5
Ground Floor	1,949	181
Lower Ground Floor	2,104	195.5
Total	7,825	727
The Courtyard Building	2,497	232
Total Combined Space	10,322	959



→ Further information

Lease Terms

A new lease is available from the Landlord for a term by arrangement.

Managed occupancy also available direct from the landlord.

Quoting Rent

£47.50 - £52.50 per sq ft pa excl.

Business Rates

Estimated at £21.70 per sq ft pa for the rating year April 2024 to April 2025.

Service Charge

The current on account service charge is £6.50 per sq ft excl.

EPC

The EPC rating is A.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

The property is elected to VAT.

Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and Anton Page.

→ Amenities



2 Private Terraces



Access to Gym



BREEAM Excellent



Kitchen



Meeting Rooms



Showers



DDA Compliant Lift



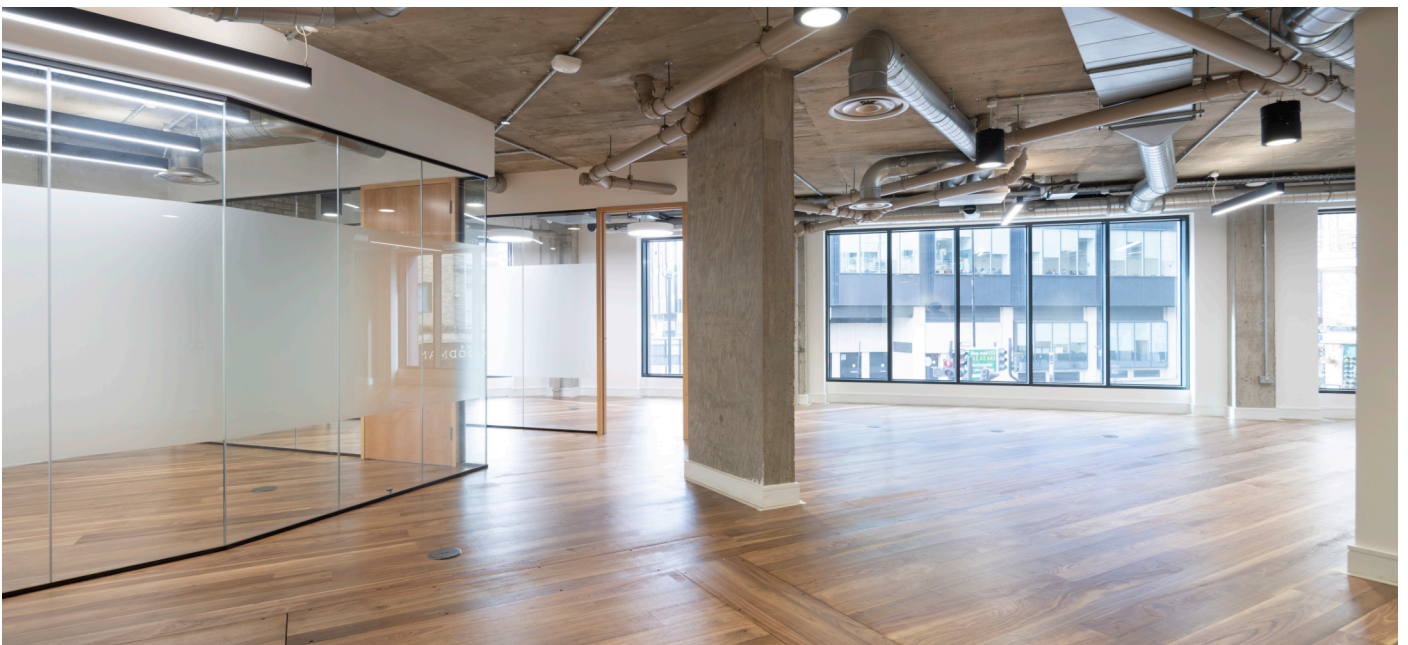
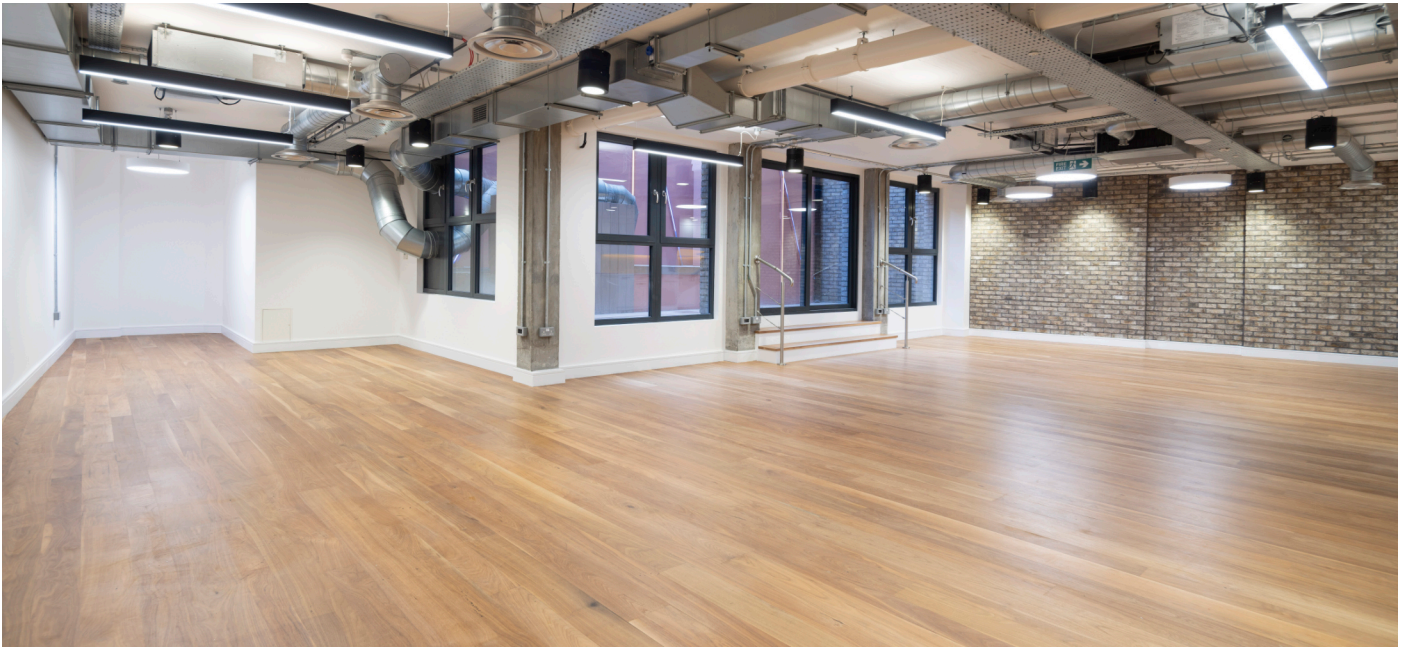
Courtyard

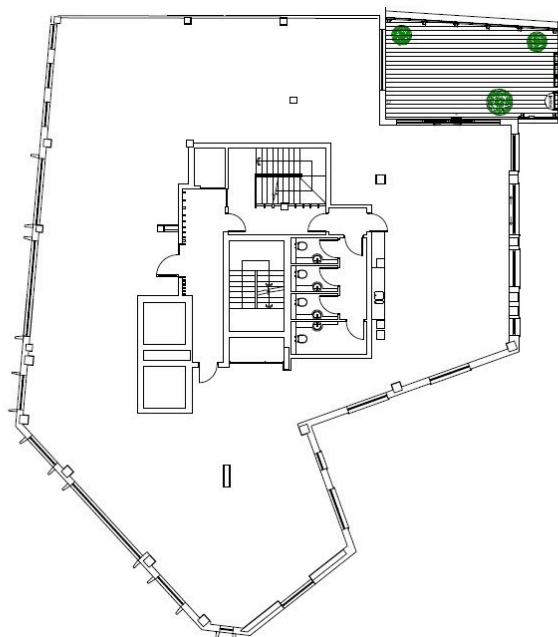


Bike Storage &
Maintenance area

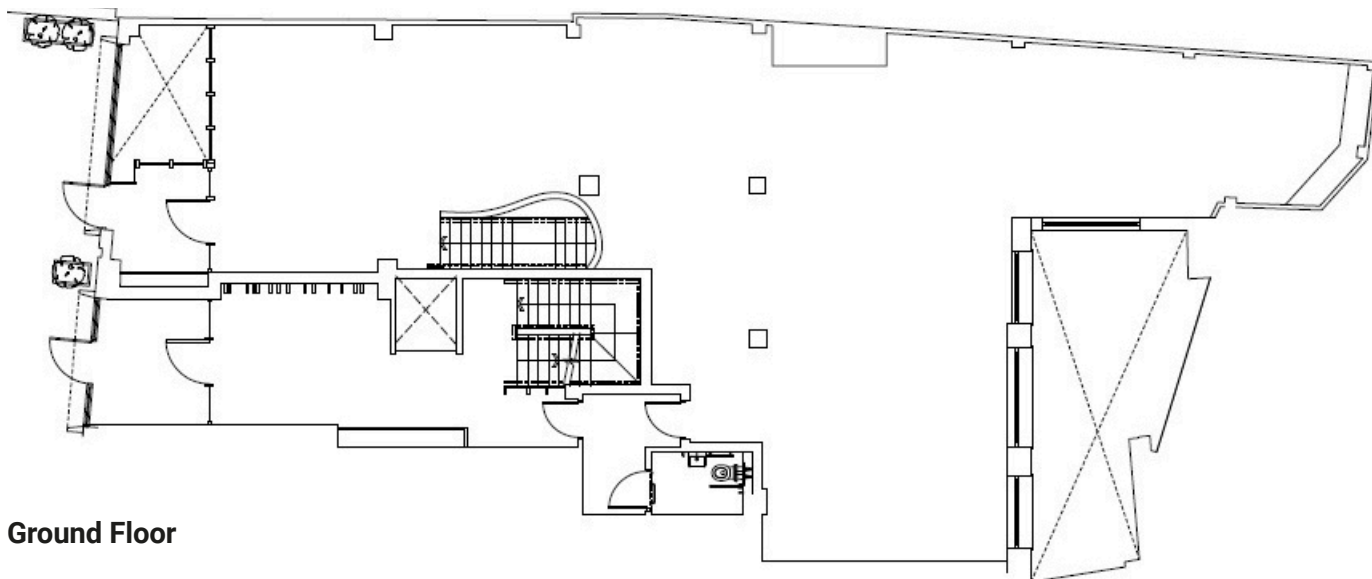


Fibre Connectivity

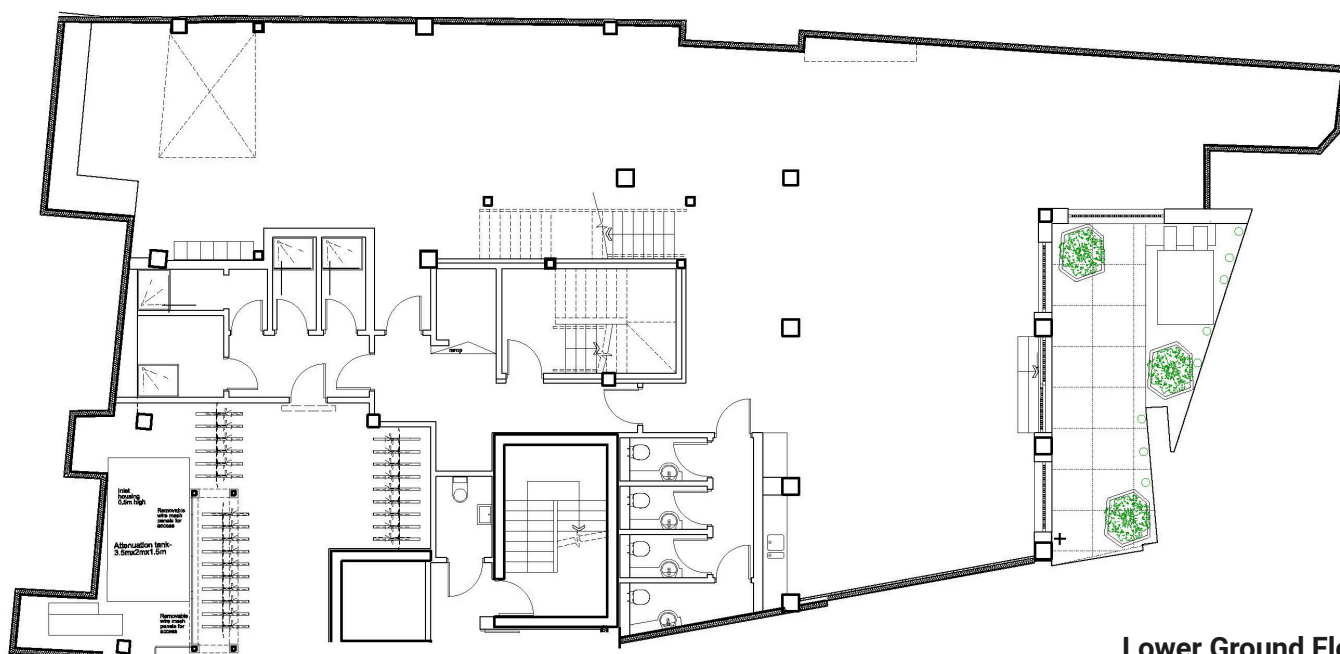




First Floor

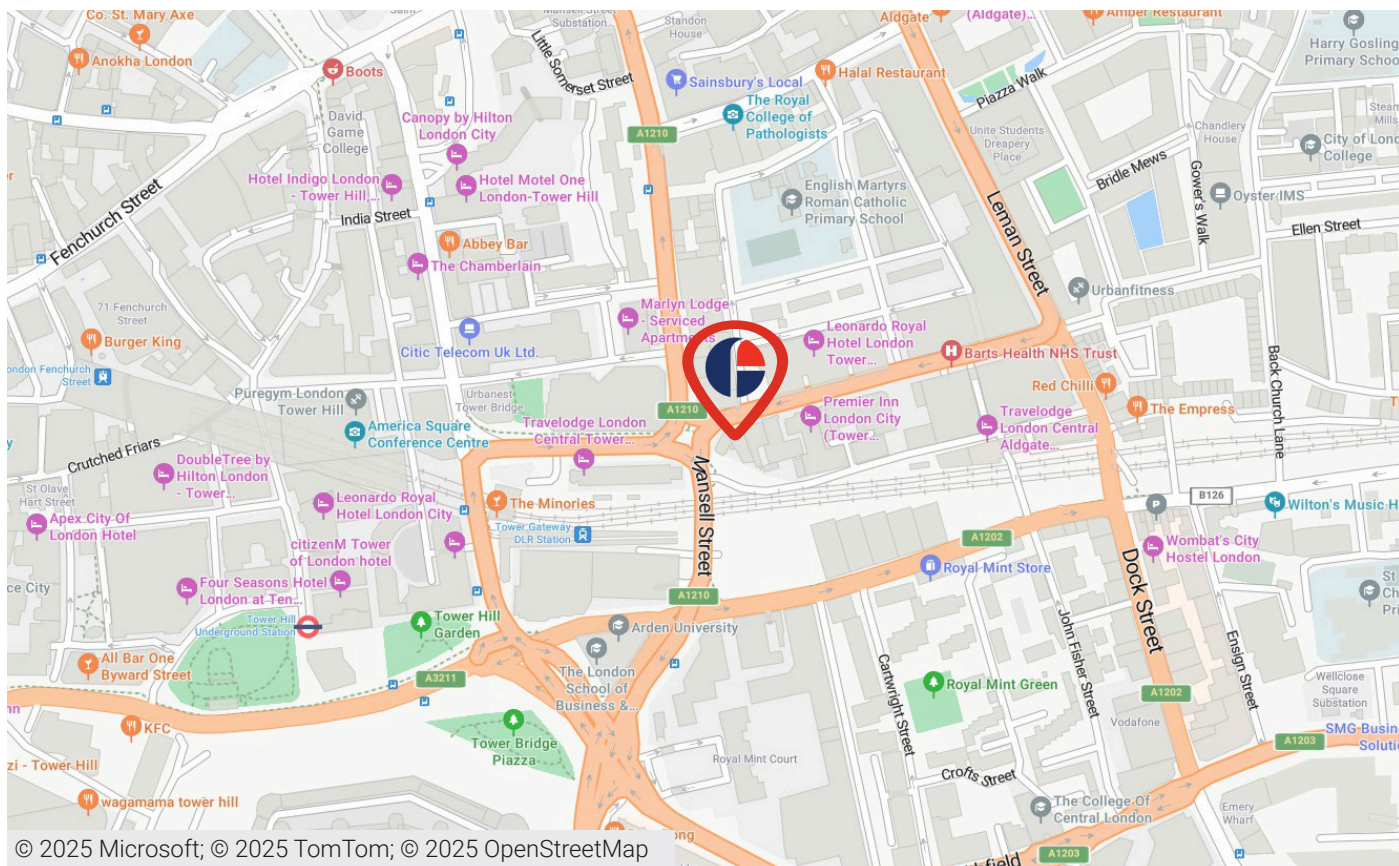


















Ground Floor



Lower Ground Floor

32 Prescott Street, Aldgate, E1 8BB



 Approximate Travel Distances	 Contact
 National Rail <ul style="list-style-type: none">Fenchurch St Station - 9 min walk (0.4 miles)Liverpool Street Station - 16 min walk (0.7 miles)London Bridge Station - 22 min walk (1 mile) Underground, DLR, Elizabeth Line <ul style="list-style-type: none">Tower Hill Gateway DLR - 3 min walk (0.2 miles)Tower Hill Underground - 3 min walk (0.2 miles)Aldgate Underground - 6 min walk (0.3 miles)Aldgate East Underground - 6 min walk (0.3 miles)Whitechapel Elizabeth Line - 17 min walk (0.9 miles)	 Doug Gordon <ul style="list-style-type: none"> 0207 747 3117 07884 408 136 doug.gordon@fishergerman.co.uk  Jessie High <ul style="list-style-type: none"> 0207 747 3142 07467 727 210 ben.stanley@fishergerman.co.uk  Ben Stanley <ul style="list-style-type: none"> 0207 747 3141 07974 529 675 ben.stanley@fishergerman.co.uk Joint Agent - Anton Page <ul style="list-style-type: none"> 0207 336 1313

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated March 2025 Photographs dated various.



fishergerman.co.uk