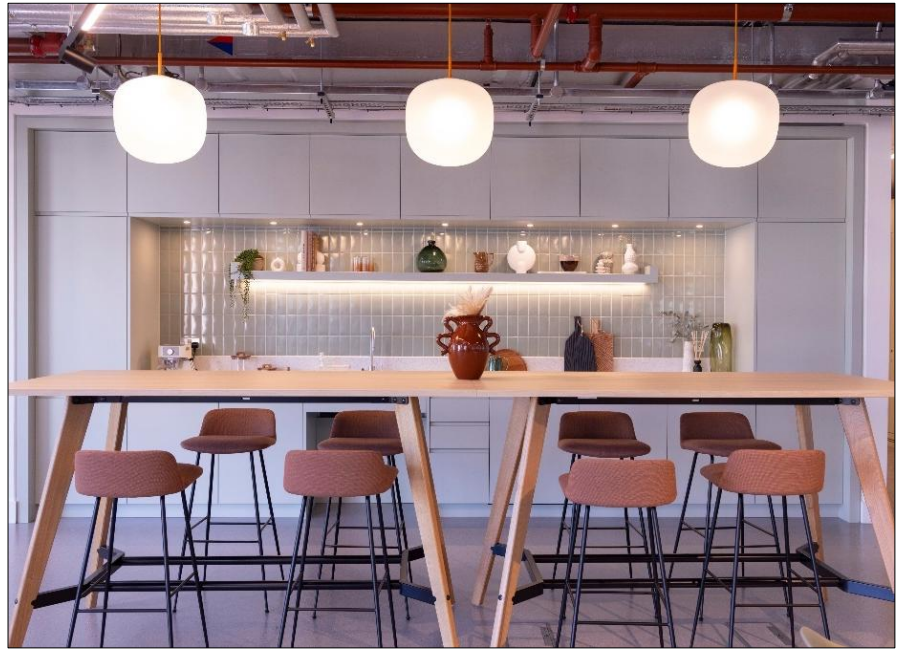


New Development – Fitted & Furnished Office Floors 3 New Drum Street, E1



Transport Links

- 0.05 miles from Aldgate East
- 0.30 miles from Aldgate
- 0.60 miles from Liverpool Street
- 0.60 miles from Whitechapel

Lease

New leases are available direct from the Landlord.

Rent

From £57.50 psf (1st Floor – New Cat B)

Accommodation

6 th Floor	3,193 sq. ft.	297 m ²
5 th Floor	3,214 sq. ft.	298 m ²
4 th Floor	3,235 sq. ft.	301 m ²
3 rd Floor	3,255 sq. ft.	302 m ²
2 nd Floor	3,239 sq. ft.	301 m ²
1 st Floor	3,216 sq. ft.	298 m ²

TOTAL 19,352 sq. ft. 1,797 m²

Rates Payable (2024/25)

Estimated at £18.88– £20.98 per sq. ft.

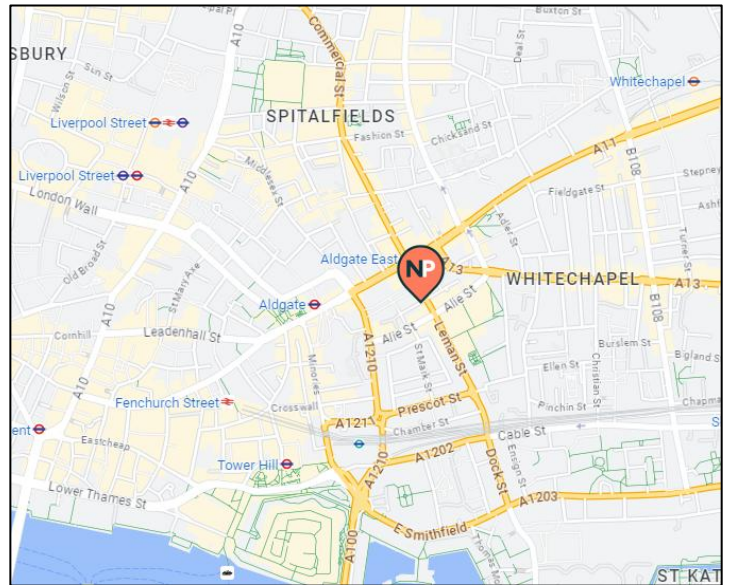
However, all interested parties should make their own enquiries.

Service Charge

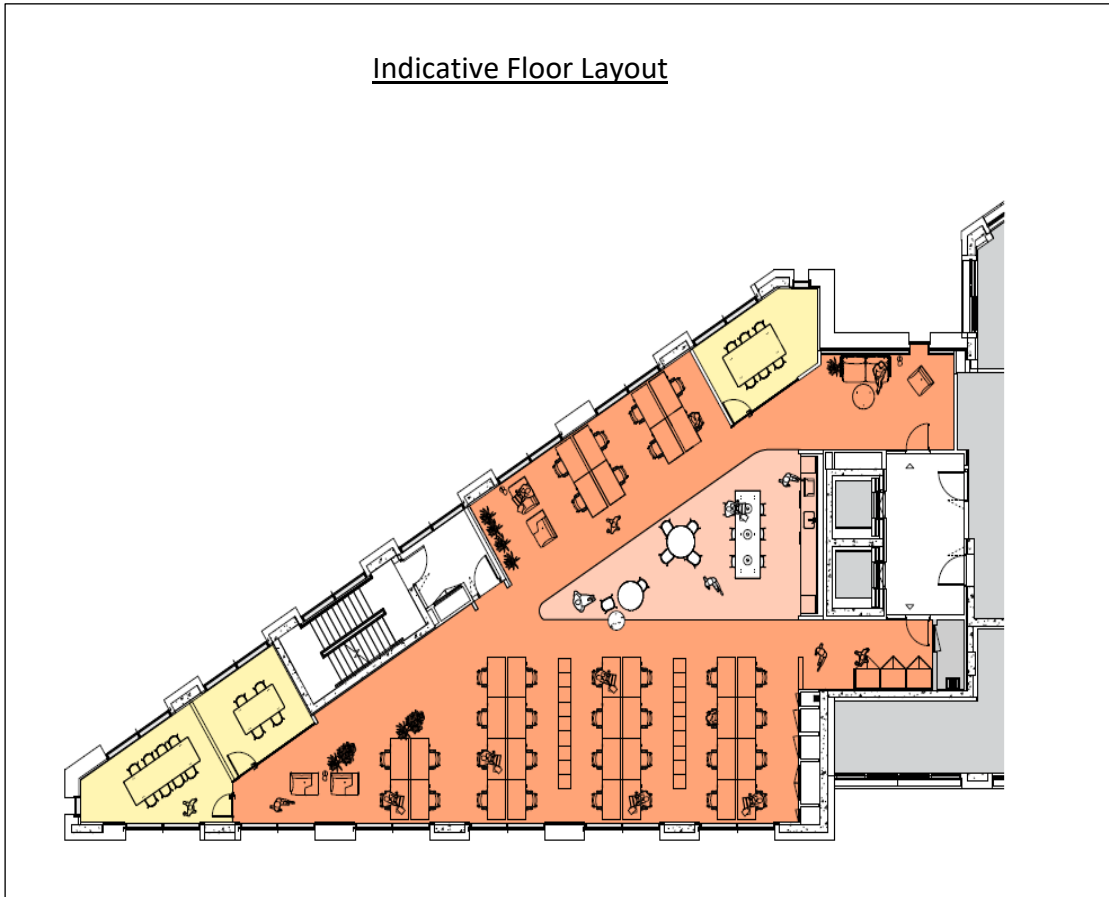
£18.50 per sq. ft.

Amenities

- Use of Roof Terrace for Corporate Events.
- Fully fitted and furnished floors throughout with 36 desks and 3 meeting rooms.
- Variation of CAT B finishes throughout the building.
- Provision of meeting room floors, kitchenette & open plan office.
- Flexible leasing options on offer.
- Fully managed solutions provided by Work Ready.
- Access to 10GB fibre connection.
- Access to Store Club at 100 Liverpool Street.
- EPC B
- Wired Score Gold
- BREEAM Excellent
- 10L of Fresh air per person per second.
- 142 Cycle spaces and 6 showers (1 per floor).
- Brand new public realm
- Showers, bicycle storage and lockers



Indicative Floor Layout





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