

60-62 Leman Street
Whitechapel
E1 8EU

Winkworth

Development & Commercial Investment

FREEHOLD COMMERCIAL BUILDING



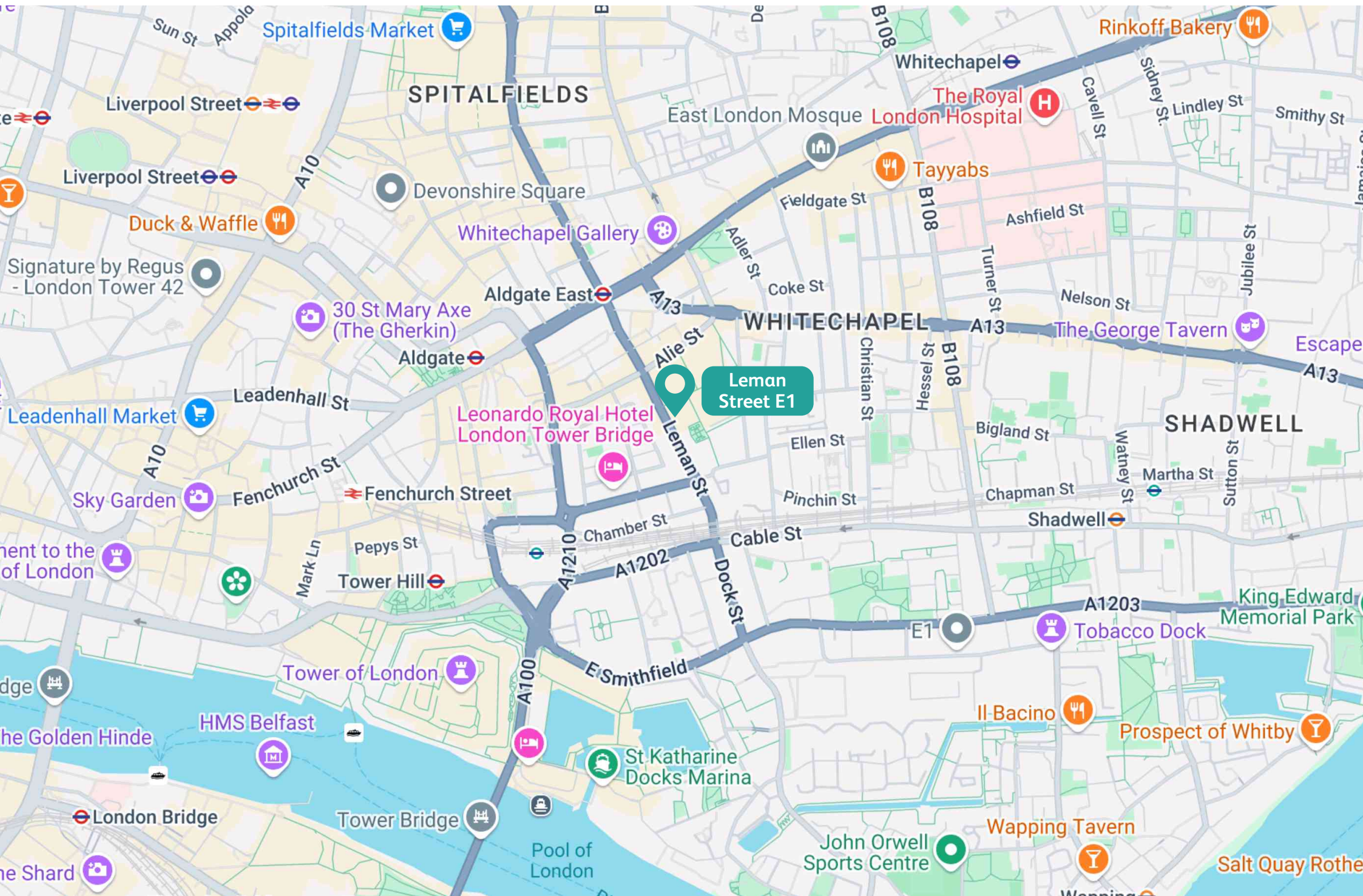
Spectacular Six Story Commercial Freehold with a dominating position on Lemn Street, E1



Executive Summary

This is a rare opportunity to acquire a substantial double Freehold property in a prime 'City fringe' location, just 500m from Aldgate East Station. Recently refurbished and highly versatile, the building spans six generous floors (573 sq.m. / 6,171 sq.ft. GIA) and is sold with full vacant possession.

- Potential for a wide variety of uses falling within current Use Class E or alternative uses (STPP).
- G.I.A. of 573 sq.m. / 6,171 sq.ft. providing versatile, well-configured accommodation that benefits from high levels of natural light and period features.
- Located on the western side of Leaman Street with a commanding position and attractive views towards Goodmans's Fields and The Gherkin.
- Aldgate East is a thriving district that has become one of London's most vibrant areas and is a favoured destination for companies in multiple sectors.
- Highest possible Public Transport Accessibility Level (6b) and within 100m of Marylebone Mainline Station.
- 2025 office ERV tone is currently at £60/p/sf, establishing a reversionary pattern for the building.
- The Freehold is offered for sale with full Vacant Possession.
- We are instructed to seek offers in excess of £3,500,000 subject to contract, for the Freehold interest.



HISTORY & SITUATION

The Roman road out of Aldgate led east towards the original Roman capital of Britain at Colchester, and it remains as a very straight road through Whitechapel, Mile End, Stratford and beyond. The gate stood adjacent to the modern-day Aldgate Square, where Jewry Street meets Aldgate High Street. There was a Roman burial ground outside the wall to the south-east of Aldgate, beside what later became The Minories.

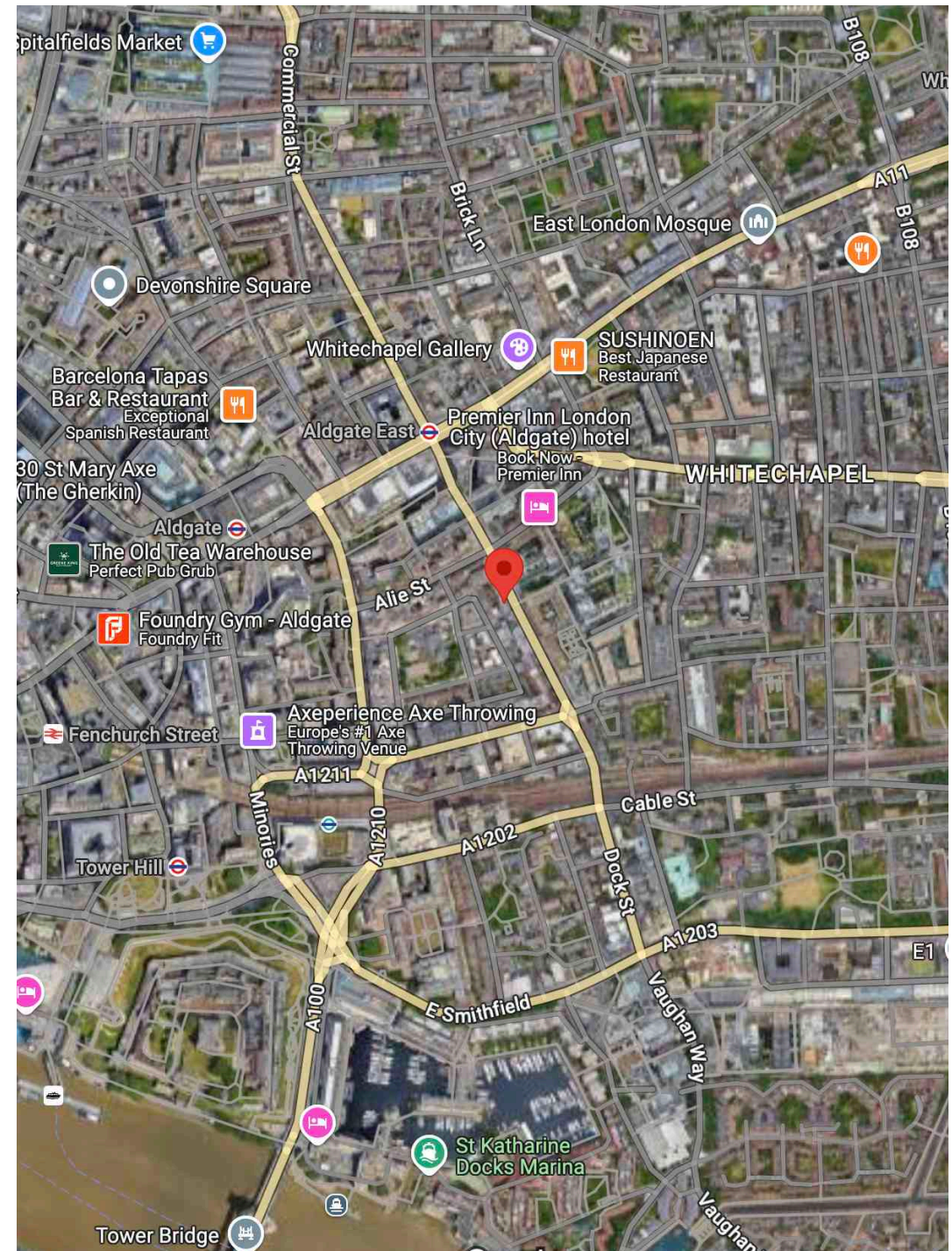
Aldgate East is a lesser-known neighbourhood of London. It can be found near the City's financial centre and is an expanding business sector. It's home to some of London's most modern buildings and well-known monuments and is one of the city's oldest areas. This rapidly developing neighbourhood will place you in the centre of everything London has to offer.

The location also serves to connect Central London with Canary Wharf's business district. It is a perfect example of how the two different commercial hubs are integrated and offers residents a great place to live. The short commute to the City of London makes Aldgate East an attractive feature for those who live in the area.

The neighbourhood is also brimming with culture, with Shoreditch, Old Spitalfields Market, and Brick Lane all within walking distance. All of which are well-known for hosting frequent exhibitions and drawing a large fan base.

Located just a 3 minute walk from Aldgate East tube station, you will find Goodman's Fields. This award-winning area is part of a vibrant and exciting neighbourhood of E1. This lively section of the city has been turned into an exciting destination, full of wonderful restaurants, pubs, cosy coffee shops, gyms, and entertainment. Within walking distance of Tower Bridge and central London, Goodman's Fields can be easily reached by both tourists and residents.

One of East London's newest exciting dining and drinking destinations, the area provides a broad variety of cuisine and flavours, so there is something for everyone. With destination bars and restaurants such as Amber, Bar & Bock Steakhouse, The Leman Street Tavern, Pizza Union, Boom Battle Bar and The Running Horse, the area is awash with opportunity and entertainment.



DESCRIPTION

Numbers 60 – 62 Lemn Street is a substantial period-style building with a lift to all six floors, a superior dual aspect and the rare delight of a charming private garden. It arrives to the open market as a superb potential Headquarters close to the City of London.

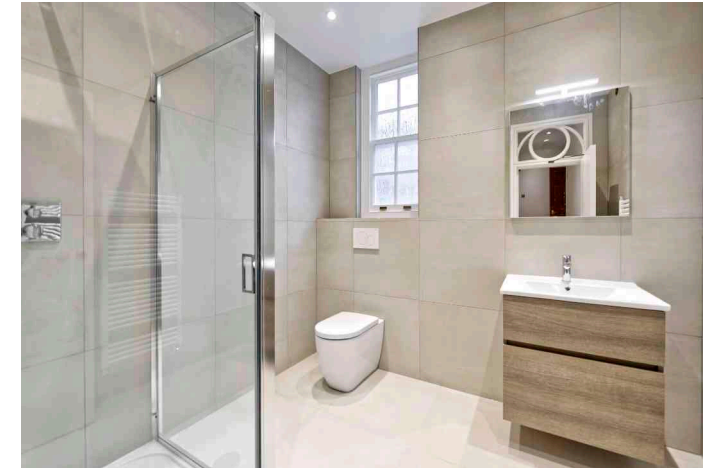
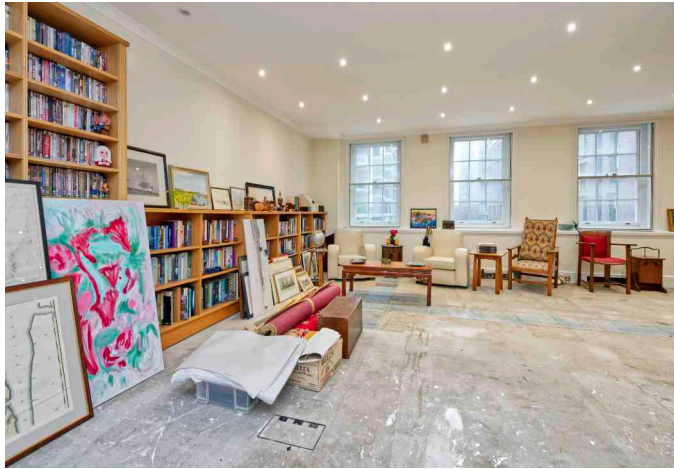
The Freehold is an impressive example of reproduction Georgian architecture. The property was originally constructed on the site of the Royal Albert Theatre, which was destroyed by fire in 1846 and has enjoyed some notable incarnations to include Lemn Street Police Station, a cigar factory and a Working Men's Home, before a comprehensive redevelopment of the site.

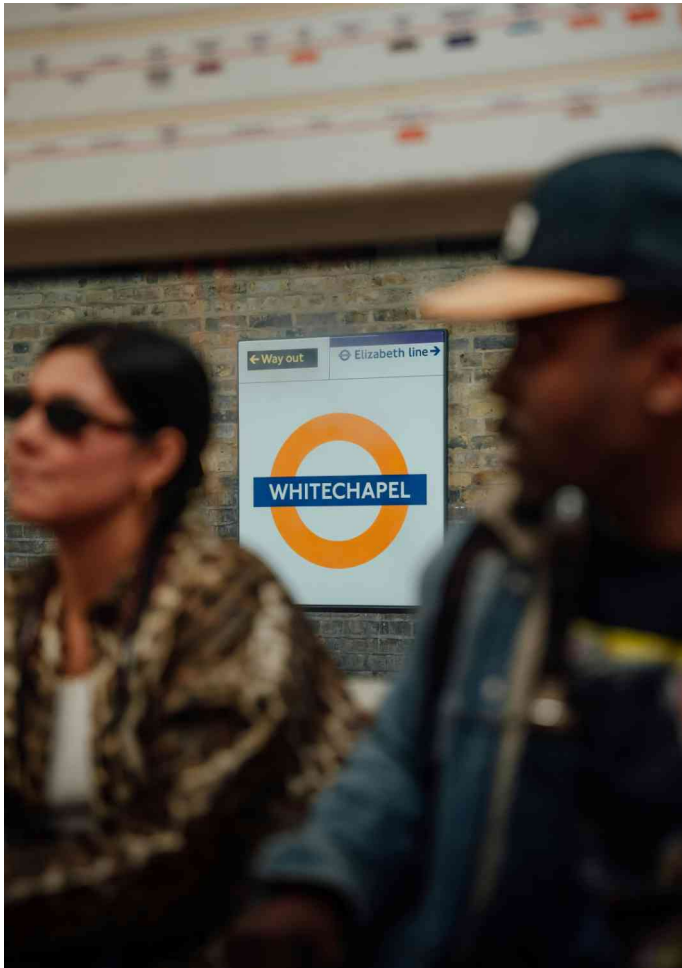
The main entrance to the property leads into a grand entrance lobby with vast ceiling heights, part-panelled walls and a large sweeping central stairway with lift access immediately available to all floors.

Having undergone a programme of updating and refurbishment, each floor is similar in specification with a recently installed dual air conditioning system, partial new carpeting, period-style fireplaces and new washrooms and kitchenettes to several levels.

Specific highlights of the accommodation would include a substantial Boardroom with beautifully appointed fittings at Basement level, an utterly charming Courtyard Garden to the rear and some impressive views towards The City with The Gherkin and other landmarks being immediately visible.

Each floor is similar in specification and proportion with fabulous levels of natural light, varied configurations to include private offices and open-plan areas, and has kitchen space at Ground Floor level and, multiple W/Cs and kitchen spaces at ground floor level. The property is presented in almost complete refurbished condition with a number of further upgrades required to finalise the programme of works. We believe the property configures well as an Headquarters office building or a potential medical establishment.





LOCATION

Aldgate East is a lively area made up of many exhibitions, contemporary bars and unique boutiques. Living within Aldgate East means residents are only a few minutes from Aldgate Station. Within the London borough of Tower Hamlets, Aldgate East has a large choice of restaurants and bars not too far away on Brick Lane meaning that there is always a variety of different styles to cater for your requirements. The large increase in young professionals choosing to live within Aldgate East has helped the area grow and thrive.

With the neighbouring area of Shoreditch being close by this also expands on the selection of eateries and shops whilst also offering parks, open spaces and activity centres.

Aldgate is home to some of London's most famous landmarks and modern architecture including the Gherkin. Traditional pubs, restaurants and shops and markets provide residents and visitors plenty to choose from.

New residents are interested in the popular area as there are a variety of different property types from purpose built flats, converted warehouses, and traditional Georgian houses. The upcoming area where developers are choosing to invest in is appealing to professionals who are interested in living in an area with great transport links to the city. With the large choice in both DLR and underground stations, Aldgate East will continue to be appealing to commuters once the Crossrail is complete.



Transport Links



Aldgate East station

District line, **Hammersmith & City** line, Zone: 1

Tower Hill station

Circle line, **District** line, Zone: 1

Whitechapel station

District line, **Hammersmith & City** line, **Elizabeth Line**,
Windrush line, Zone: 2



TRANSPORT

Tube: Leman Street is exceptionally well connected, with Aldgate East (District and Hammersmith & City lines) just 500m away and Aldgate (Circle and Metropolitan lines) within close reach. Liverpool Street Station, a major transport hub, provides access to the Central, Elizabeth, Hammersmith & City, Metropolitan, and Circle lines, along with national rail services.



Rail: Liverpool Street Station offers fast connections across London and beyond, including direct services to Stansted Airport and commuter routes to Essex and East Anglia. Fenchurch Street Station, also nearby, provides services to destinations in Essex and along the Thames Estuary.

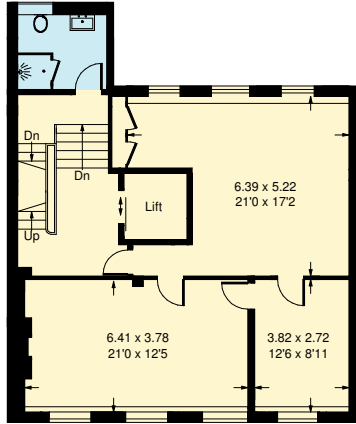


Bus: The area is well served by numerous bus routes, providing quick access to the City, Canary Wharf, and the West End. Key routes include the 15 (to Trafalgar Square), 135 (to Canary Wharf), and 205 (to Paddington). Night services such as the N15 and N205 ensure round-the-clock connectivity.

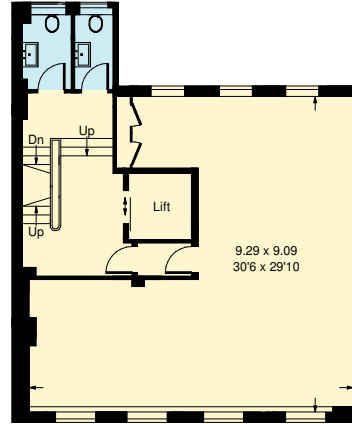
The property benefits from an excellent PTAL Rating of 6B, reflecting its outstanding accessibility to public transport.

Leman Street, E1

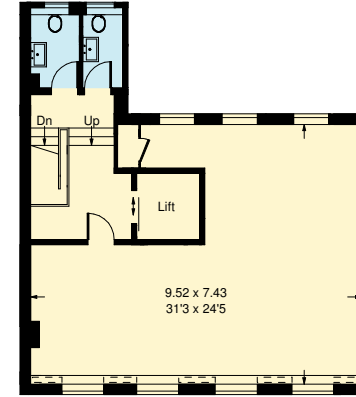
Approx. Gross Internal Area = 573.3 sq m / 6171 sq ft
(Including Lift)



Second Floor

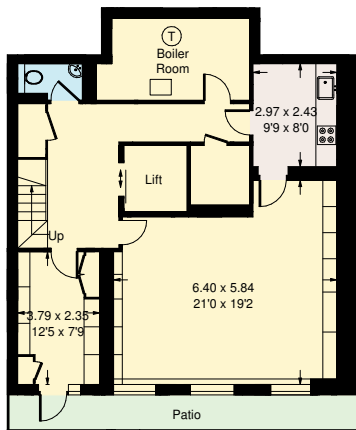


Third Floor

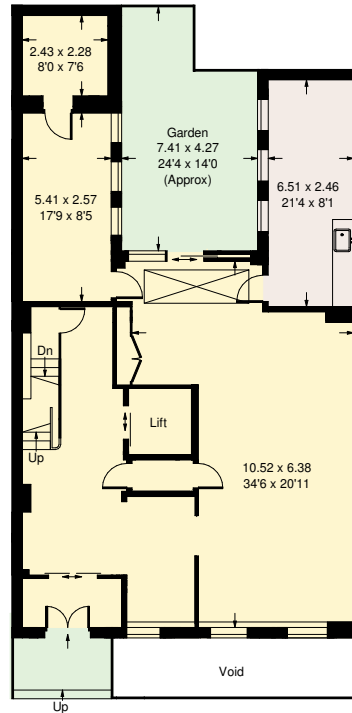


Fourth Floor

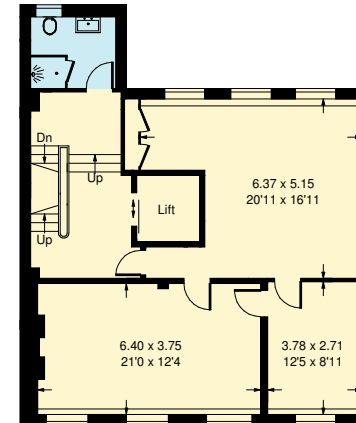
- - - - = Reduced headroom
below 1.5 m / 5'0"



Lower Ground Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

INVESTMENT SUMMARY

The property has been assessed as likely to command office rents within the range £55 - £60 p/sq/ft equating to c.£255,000 per annum.

This would result in an Estimated Rental Yield of c. 7.2% based on the Guide Price and before taking acquisition costs into account.

LEGAL TITLE & TENURE

The Freehold is offered for sale with Full Vacant Possession.

60-62 Leman Street (Freehold) Title Number: LN121755

This is being sold on the basis of retention of the occupying commercial tenancy and vacant possession of the residential upon completion of legal formalities.

VAT

The Property is not elected for VAT

RATEABLE VALUE

The information contained on the VOA indicates a Rateable Value of £84,250 per annum.

RATES PAYABLE

Estimated at £44,000 per annum. (We strongly advise interested parties to verify this with the local authority: London Borough of Tower Hamlets).

EPC

E (108).

PLANNING

The property is listed (Grade II). Planning is granted for a wide range of uses with the use (CLASS E).

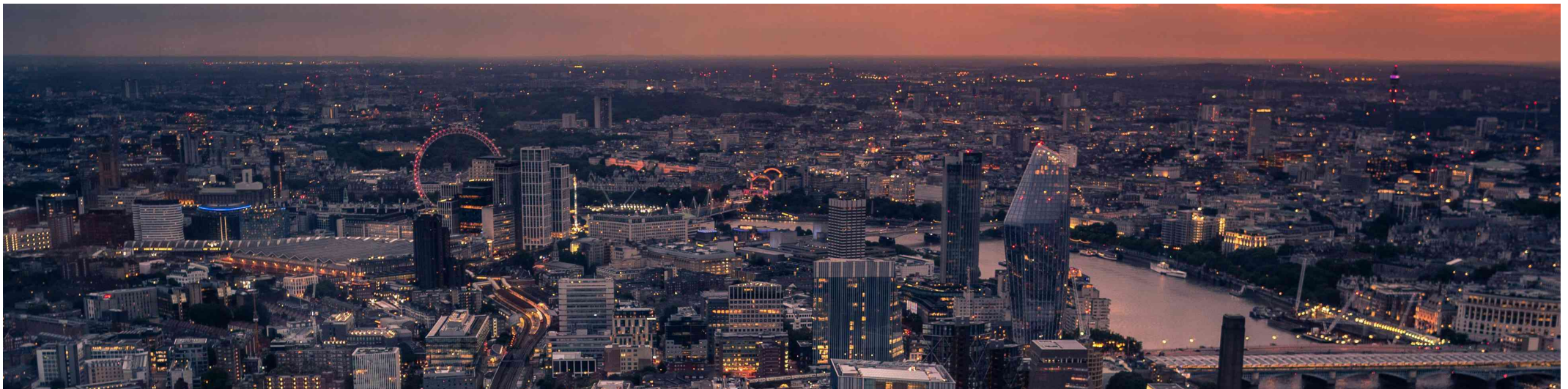
PROPOSAL

We are instructed to seek offers in the region of £3,500,000 subject to contract, for the benefit of the Freehold interest, with each party to pay its own legal costs.

Viewings: The site can be viewed externally from Leman Street. All internal viewings are by strict appointment via sole agents Winkworth Commercial.

METHOD OF SALE

The building is being sold by Private Treaty



Contact Us Details

Winkworth

Development & Commercial Investment

FURTHER INFORMATION

Further information is available via the vendors Sole Selling Agents, Winkworth Developments & Commercial Investments:

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