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**10-12 Alie Street**

Office Space Brochure



## 10 – 12 Alie Street

10-12 Alie Street is a 26,448 square feet comprehensively redeveloped office building of crafted, Grade A workspace in the heart of Aldgate. With design detail at its core, the building will offer everything required to create a thriving place to work.

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## LOCATION

With a history of tailoring and the wool trade, Alie Street has always been associated with creativity and innovation. Following the regeneration of Aldgate, the time has come for the next generation to take their place and make their mark. With 4 different tube stations within 15 mins walking distance including Liverpool Street, Aldgate, Aldgate East and Fenchurch Street.

10-12 Alie Street is also incredibly well connected as well as having a huge choice of local restaurants, bars and shops all within a stones throw.





## Inside 10-12 Alie Street





## Inside 10-12 Alie Street





## Key features

### Facilities



24 hour access



CCTV



Fully furnished



Showers



Bike storage



Cleaning



Manned reception



Internet



Communal areas



Waste collection

### Nearest Stations

Aldgate East



Fenchurch Street



Liverpool Street



The Business Centre is close to London Underground tube stations: Aldgate East, Fenchurch Street and Liverpool Street with Tower Hill also nearby. Nearest tube stations: Aldgate East (District H&C Lines), Fenchurch Street (C2C Overground) and Liverpool Street (Central Line, London Overground and Circle, Hammersmith and Metropolitan Line.)



|                      |                                               |
|----------------------|-----------------------------------------------|
| <b>DEPOSIT:</b>      | 2 months rent deposit + 1 months rent upfront |
| <b>MINIMUM TERM:</b> | 24 months                                     |
| <b>INTERNET:</b>     | 500mb Dedicated bandwidth to cabinet          |
| <b>FURNISHED:</b>    | Fully furnished standard desks & chairs       |
| <b>FACILITIES:</b>   | Kitchenette                                   |
| <b>RECEPTION:</b>    | Manned reception with call answering service  |
| <b>SERVICES:</b>     | Cleaning twice a day                          |





[Click here for a virtual tour of 10-12 Alie Street](#)





## Floor, Location, Size, Price

1<sup>st</sup> Floor

3,767 sq.ft  
(self-contained)

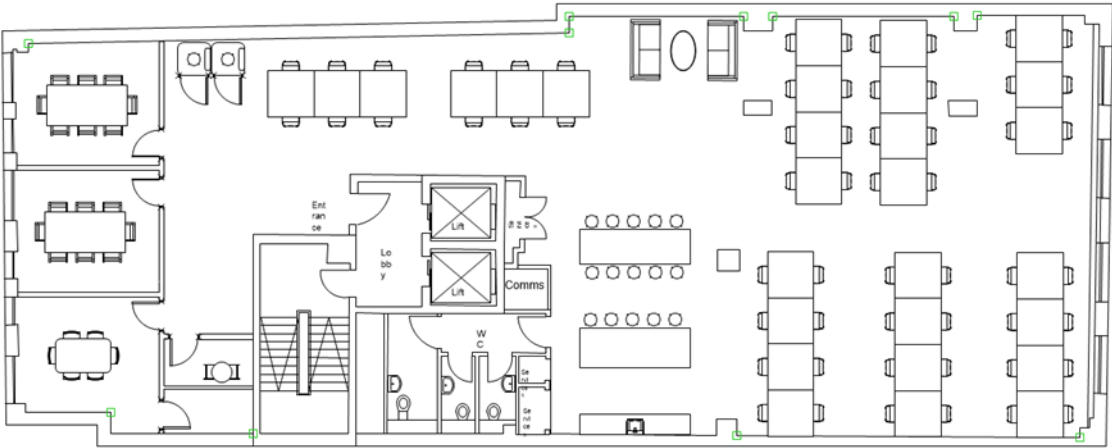
Reduced Market Rate:  
£44,000 PCM + VAT

Sale Price: £40,800 PCM  
+ VAT

### Financials

|             |                                                                                                                 |
|-------------|-----------------------------------------------------------------------------------------------------------------|
| START DATE: | Available Immediately                                                                                           |
| TERM:       | 24 months                                                                                                       |
| DEPOSIT:    | 2 months rent deposit + 1 months rent upfront                                                                   |
| SET UP:     | Office layout as it is, additional rooms or amendments will be charged on a non-profit basis, material & labour |

Example Floorplan:





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**Get in touch and we can discuss your requirements or arrange a viewing to show you around your dream office space**

Call us: 020 7788 4747 | Email us: [hello@businesscube.co.uk](mailto:hello@businesscube.co.uk) | [www.businesscube.co.uk](http://www.businesscube.co.uk)

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