



22 Cavell Street  
London  
E1 2HP

**TO LET**

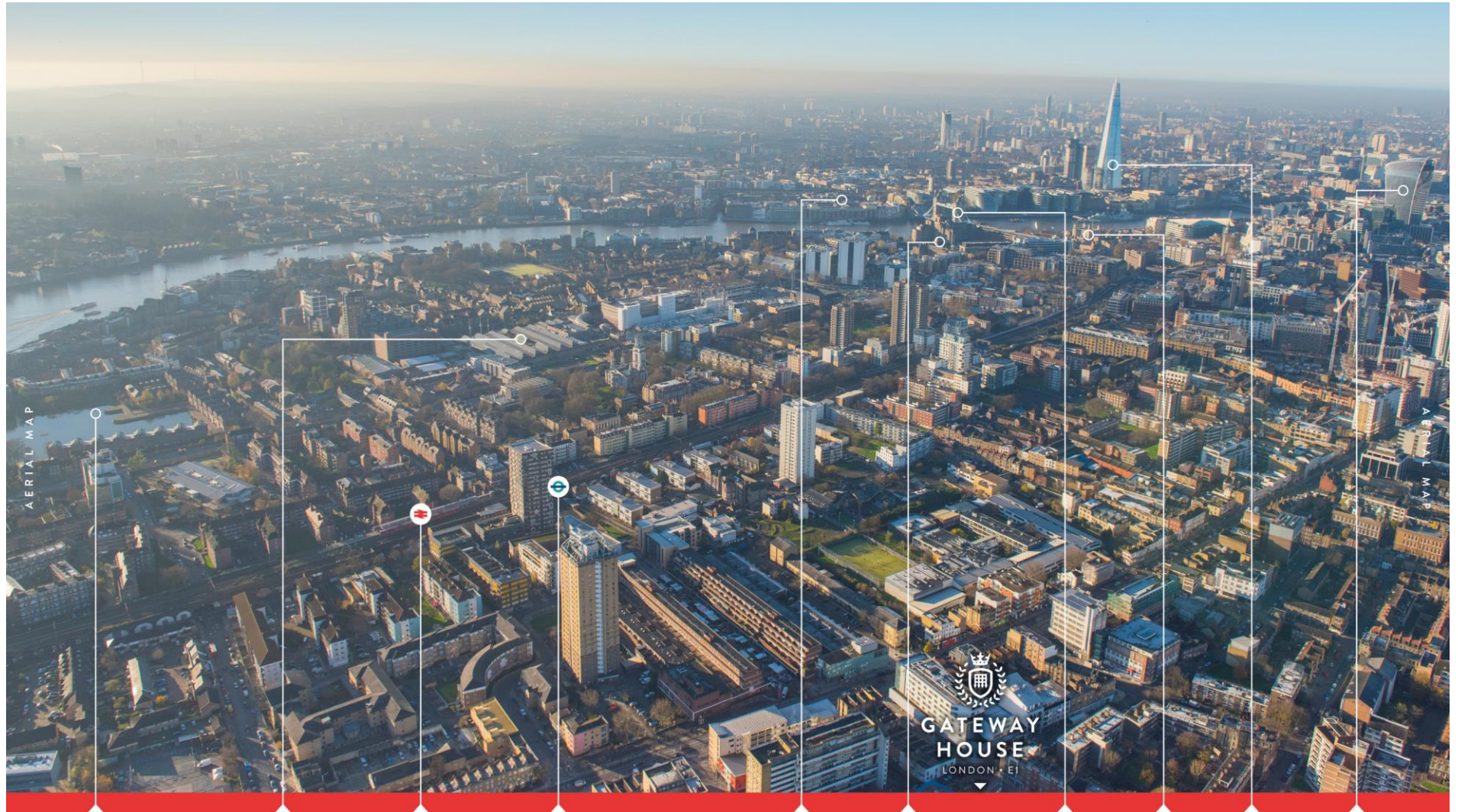
**NEW BUILD MEDIA STYLE OFFICES**



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The property is situated in a prime location on both the cusp of the City and Shoreditch's digital hub, silicon roundabout, and the superb transport links it affords to Canary Wharf (7 mins) and London Bridge (8 mins), with the cultural and lifestyle benefits of St Katherine's Dock, Spitalfields and Whitechapel.

The arrival of the Crossrail at Whitechapel is yet another hugely transformative benefit, putting Bond Street just 10 minutes away, the boutique theatres, restaurants of the West End have never been closer. There are also 13 acres of public space that are bringing some green energy to the heart of London and there isn't a more dynamic work-live district in all of the capital.



SHADWELL  
BASIN

TOBACCO  
DOCK

SHADWELL  
TRAIN STATION

SHADWELL  
DLR STATION

BUTLER'S  
WHARF

ST KATHERINE  
DOCK

TOWER  
BRIDGE

TOWER  
OF LONDON

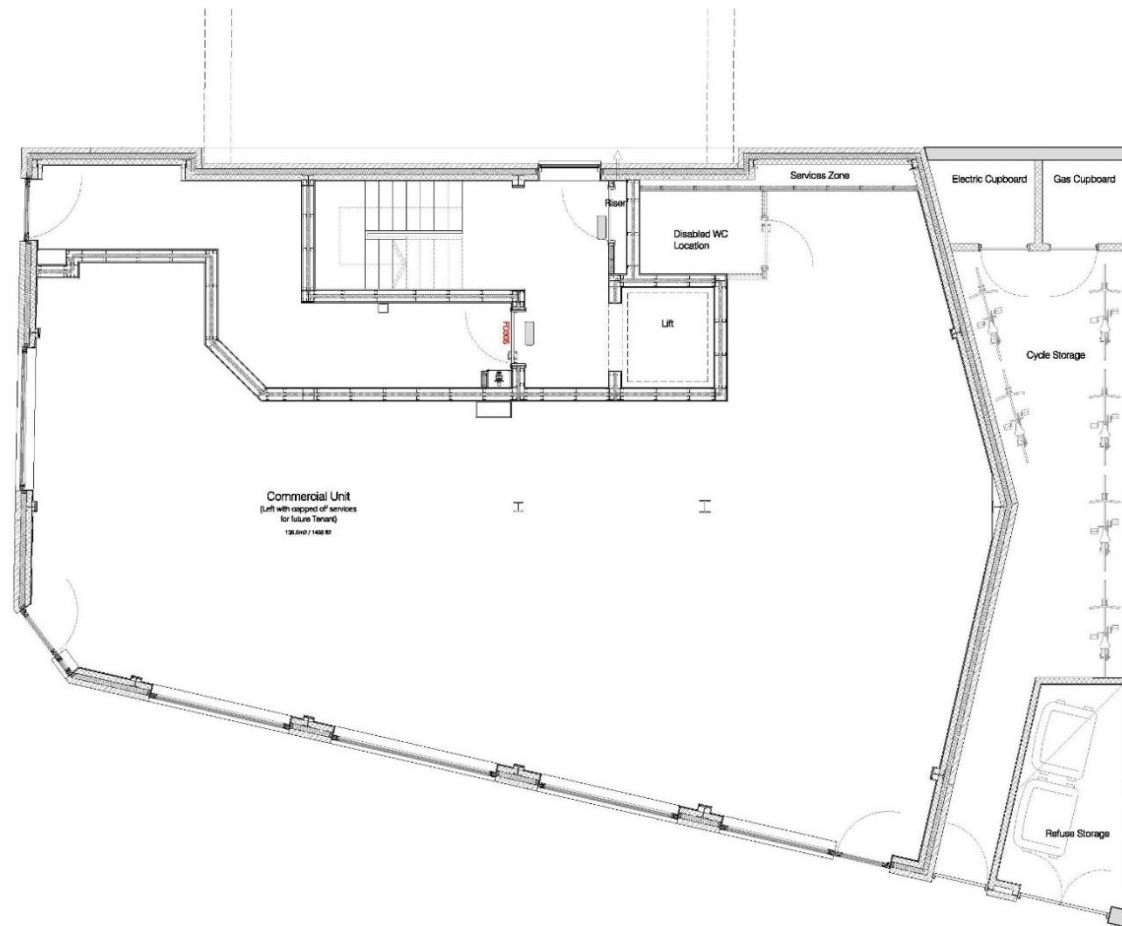
THE  
SHARD

THE WALKIE  
TALKIE BUILDING

The unit provides a self-contained ground floor open plan office unit with an excellent return frontage.  
The floor is offered in a developers shell basis.

**Size: (all measurements are approx. on a GIA basis)**

Floor:	Sq Ft	Sq M
Ground Floor:	1,428 sq. ft	132.67 sq. m



## TERMS

A new 10/15 Year full repairing and insuring lease at **a rental of £37.50 per Sq. ft.** Mass sell.

## USE CLASS

Office (B1).

## SERVICE CHARGE

To be confirmed.

## VAT

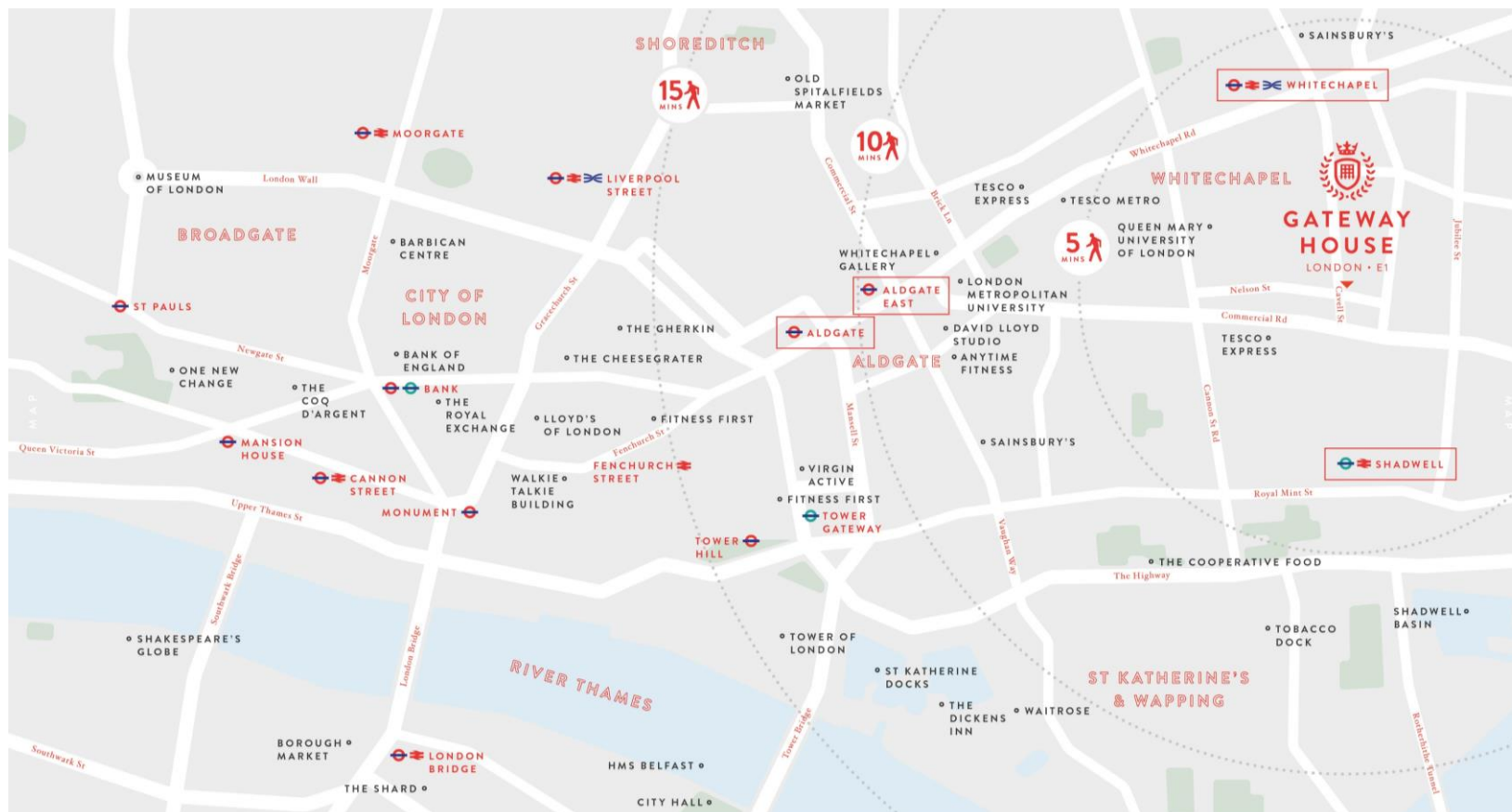
VAT is Payable.

## LEGAL COSTS

Each party to cover their own legal costs incurred in this transaction.

## EPC

EPC is available on request.



**For further information or to arrange a viewing, please contact Landlords Sole Letting Agents:**

Regulated by:



**Paul Goodsir:** DD: 020 7566 6451 / paulgoodsir@goodsircommercial.co.uk  
**Jordon Foux:** DD: 020 7566 6457 / jordonfoux@goodsircommercial.co.uk  
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