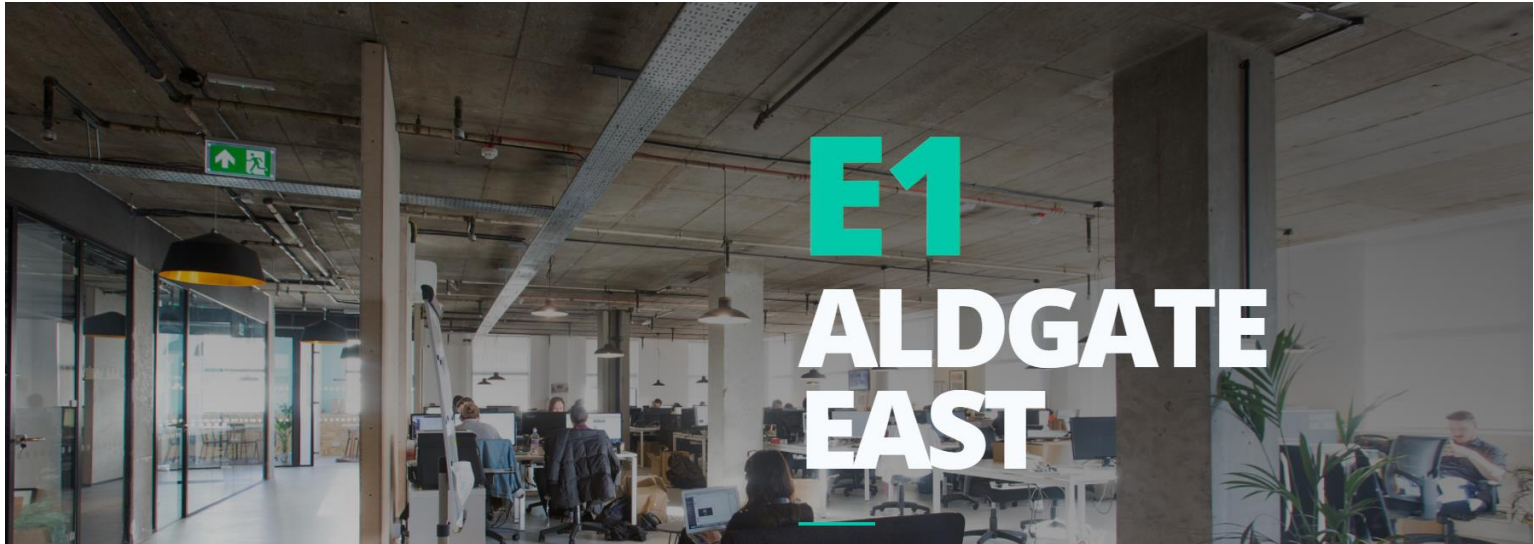


# FULLY FITTED OFFICES TO LET 360 – 21,478 sq ft

32-38 LEMAN STREET, LONDON E1 *Flexible terms available*

*Managed contemporary office space moments from Aldgate East Station*



“Fully fitted **customisable solutions**, providing **self contained** floors or part floors ranging from 12 to 404 workstations”

“Located at the intersection of the City and Shoreditch, the area is fast establishing itself as the next **tech & innovation hub.**”



Floor	Sq Ft	Standard Capacity (workstations)	From pp/mo	All inc monthly cost (ex VAT)	360 Tour	Comments
Floor 6	2,447	44	£550	£24,200	<a href="#">Click here</a>	Located next to roof terrace
Floor 4	360 - 4,865	12-90	£440	£19,000 - £39,600	n/a	Floor can be split into smaller suites
Floor 3	4,686	90	£440	£39,600	n/a	
Floor 2	4,752	90	£400	£36,000	<a href="#">Click here</a>	
Floor 1	4,728	90	£400	£36,000	n/a	
<b>TOTAL</b>	<b>21,478</b>	<b>404</b>				



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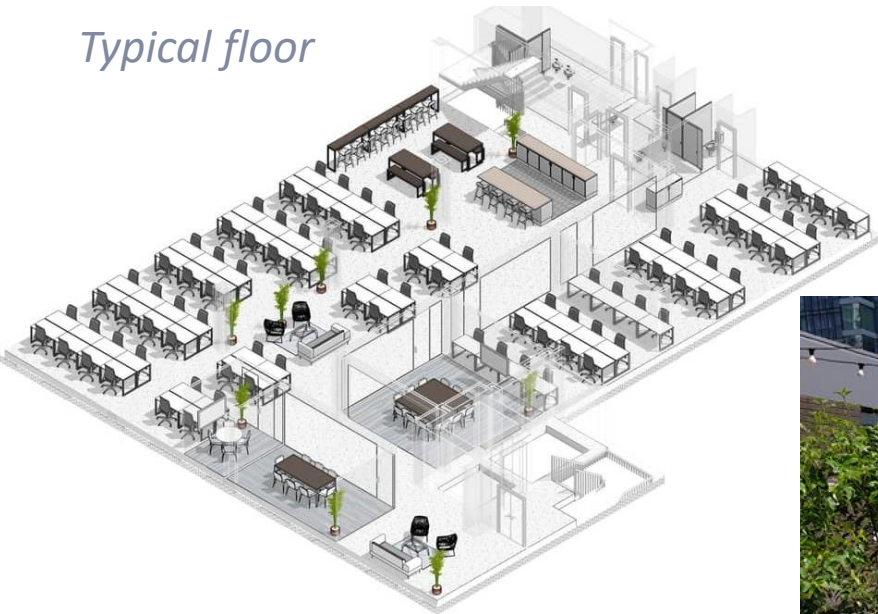
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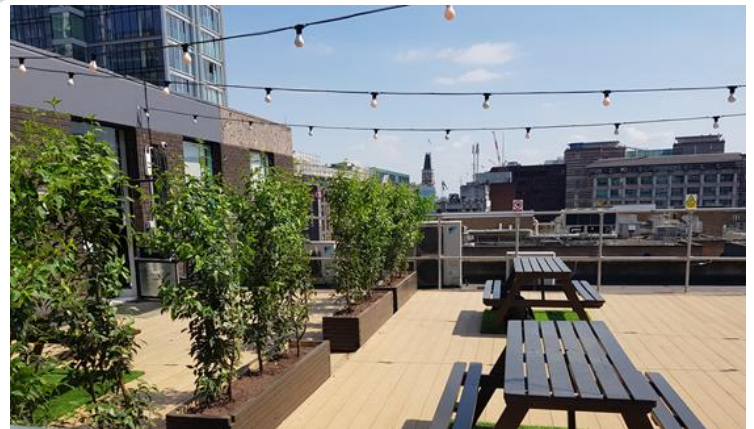
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Typical floor



“Managed offices providing breakout space, meeting rooms and a **roof terrace**”



## Building Amenities & Managed Offer

- Air Conditioning
- Exposed Services
- Excellent Natural Light
- Lift Access
- Manned Reception
- Meeting Rooms
- **Ultra Fast** Dedicated Broadband Options
- Showers/ Bike Racks
- 24/7 Access
- Communal Terrace
- Customisable Fully Fitted & Furnished Layouts
- Breakout Areas
- Free Coffee/ Fully Stocked Kitchen
- Cleaning/ Utilities inc
- Community Managers
- Dog Friendly

*EPCs available upon request*