

On Behalf Of  
The LPA Receivers:

# 153-157

COMMERCIAL ROAD  
LONDON, E1

Office Building Freehold For Sale  
Or To Let. 33,363 Sq Ft (3,099 Sq M)

[www.153-157commercialroad.co.uk](http://www.153-157commercialroad.co.uk)

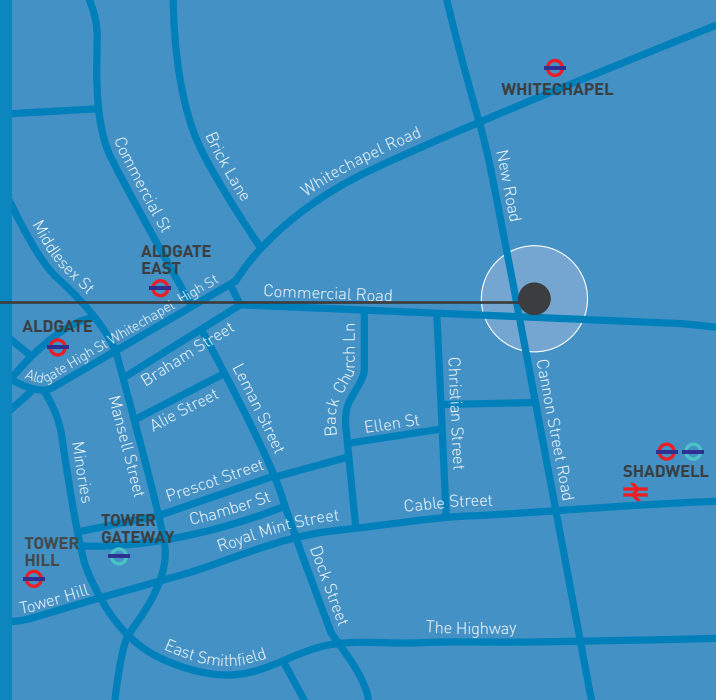


# 153-157

COMMERCIAL ROAD  
LONDON, E1

## LOCATION

These modern offices are prominently situated at the junction of Commercial Road with New Road. Commercial Road provides direct access to The City, West End and Docklands. Aldgate East (Hammersmith, City and District Lines) Underground Station is within walking distance as is the DLR Station at Shadwell, giving both access to Tower Gateway and Bank. The Aldgate Tower development in Goodman's Fields, situated close by forms part of a prominent island site and will provide approximately 320,000 Sq Ft of new office accommodation



## ACCOMMODATION

The property comprises a substantial five storey office building arranged over lower ground, ground and five upper floors. The property presents good functional and presentable office accommodation throughout. The fourth and fifth floors are arranged in open plan and the alternative floors are currently divided in part by full height demountable partitioning. The approximate Net Internal Areas are as follows:

FLOOR	Sq Ft	Sq M
Fifth Floor	4,807	447
Fourth Floor	5,285	491
Third Floor	5,320	494
Second Floor	5,320	494
First Floor	5,320	494
Ground Floor	4,311	400
Lower Ground Floor	3,000	279
<b>TOTAL</b>	<b>33,363 S</b>	<b>3,099</b>

## AMENITIES

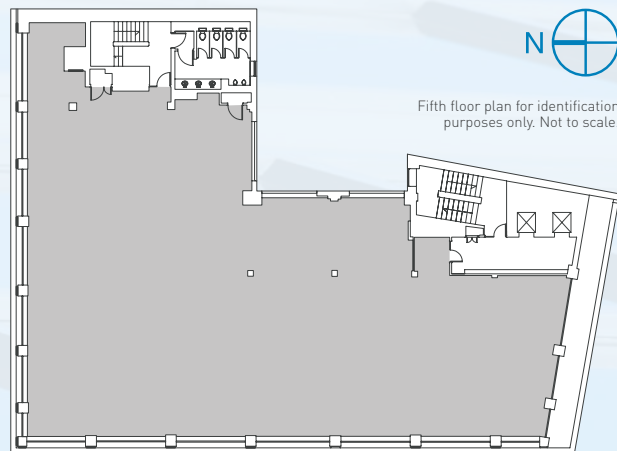
- Comfort cooling
- 2 x 8 person passenger lifts
- Suspended ceilings with integral recessed lighting
- Raised floors
- Double glazing
- Male & female disabled WCs & showers
- Loading bay/cycle storage
- Ancillary meeting rooms/conference areas

## TERMS

Freehold for sale or to let.  
Terms on application.

## VIEWINGS

Strictly by appointment through  
sole agents.



**James Couse:** 020 7955 8416  
james.couse@edwardsymmons.com

**Alex Soskin:** 020 7955 8424  
alex.soskin@edwardsymmons.com

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