

# 23 West Tenter Street
# London, E1 8DT

LEOS

- Highly growth City fringe location, within walking distance of the city core skyscraper cluster including 30 St Mary Axe (Gherkin), 20 Fenchurch Street (Walkie Talkie) and the Leadenhall Building (Cheese grater)
- Seven three bedroom apartments, set over lower ground, ground and five upper floors.
- The property extends to approximately 6,915 sq. ft NSA and benefits from a lift.
- The asset presents a number of significant value add and asset management opportunities including: refurbishment of the accommodation; potential rooftop airspace development; and reconfiguration of the existing accommodation. Subject to obtaining the usual consents.


The Shard
One Blackfriars
London City Core
City Hall
Tower Bridge
Fenchurch Street Station
Tower of London
St Katherine Docks
23 West Tenter Street
Aldgate Station
Aldgate East Station
Goodman Fields Development









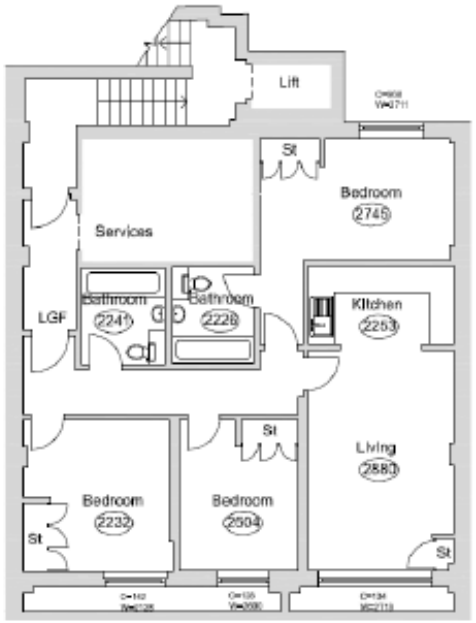




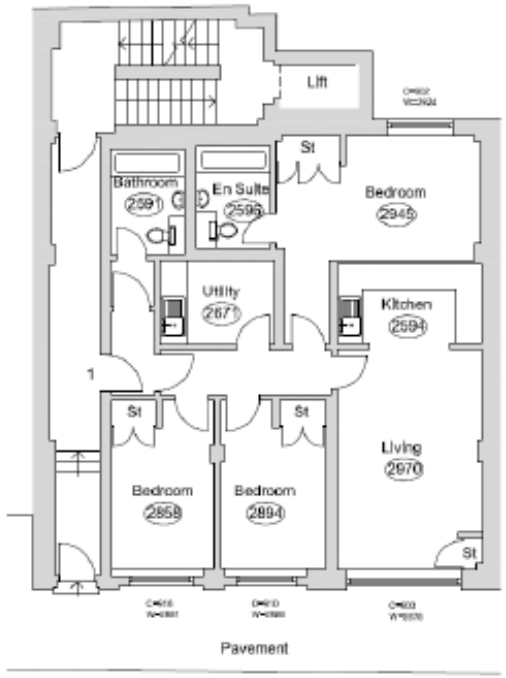




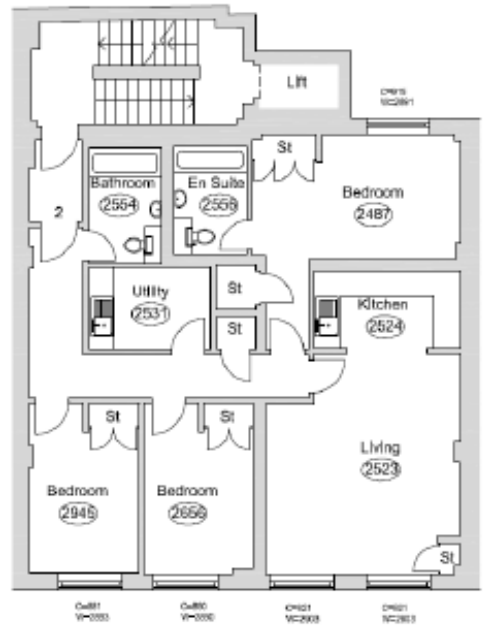
# Floorplans




**-01** Lower ground floor plan - scale 1:200

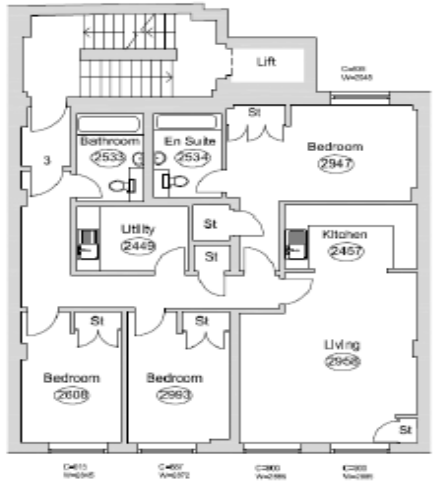



**+00** Ground floor plan - scale 1:200

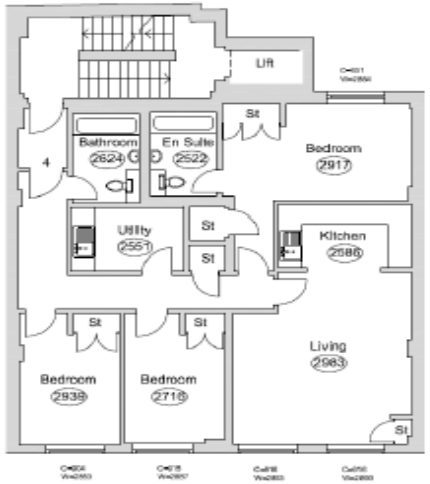



**+01** First floor plan - scale 1:200

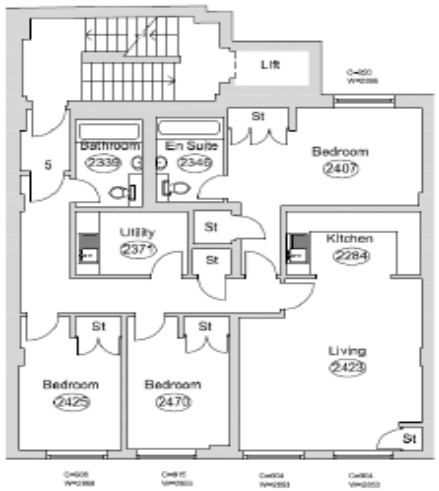
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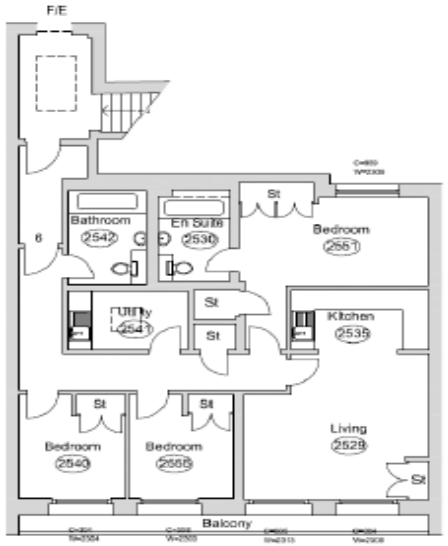

**+02** Second floor plan - scale 1:200




**+03** Third floor plan - scale 1:200




**+04** Fourth floor plan - scale 1:200




**+05** Fifth floor plan - scale 1:200

# Accommodation Schedule

| Flat no. | Floor | Unit Type | Sq Ft | PCM | PA | Term | Contract commencement |
|---|---|---|---|---|---|---|---|
| 1 | LG | 3 bed | 870 | £ 2,100.00 | £ 25,200.00 | 12 months with 6 months break | 9th May 2022 |
| 2 | G | 3 bed | 908 | £ 2,400.00 | £ 28,800.00 | 12 months with 6 months break | 5th May 2022 |
| 3 | 1st | 3 bed | 1,039 | £ 2,100.00 | £ 25,200.00 | 12 months with 6 months break | 8th May 2022 |
| 4 | 2nd | 3 bed | 1,041 | £ 2,100.00 | £ 25,200.00 | 12 months with 6 months break | 14th April 2022 |
| 5 | 3rd | 3 bed | 1,038 | £ 2,400.00 | £ 28,800.00 | 12 months with 6 months break | 11th March 2022 |
| 6 | 4th | 3 bed | 1,054 | £ 2,800.00 | £ 33,600.00 | 12 months with 6 months break | 15th April 2022 |
| 7 | 5th | 3 bed | 965 | £ 2,100.00 | £ 25,200.00 | 12 months with 6 months break | 16th March 2022 |
| | | Total | 6,915 | £ 16,000.00 | £ 192,000.00 | | |

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