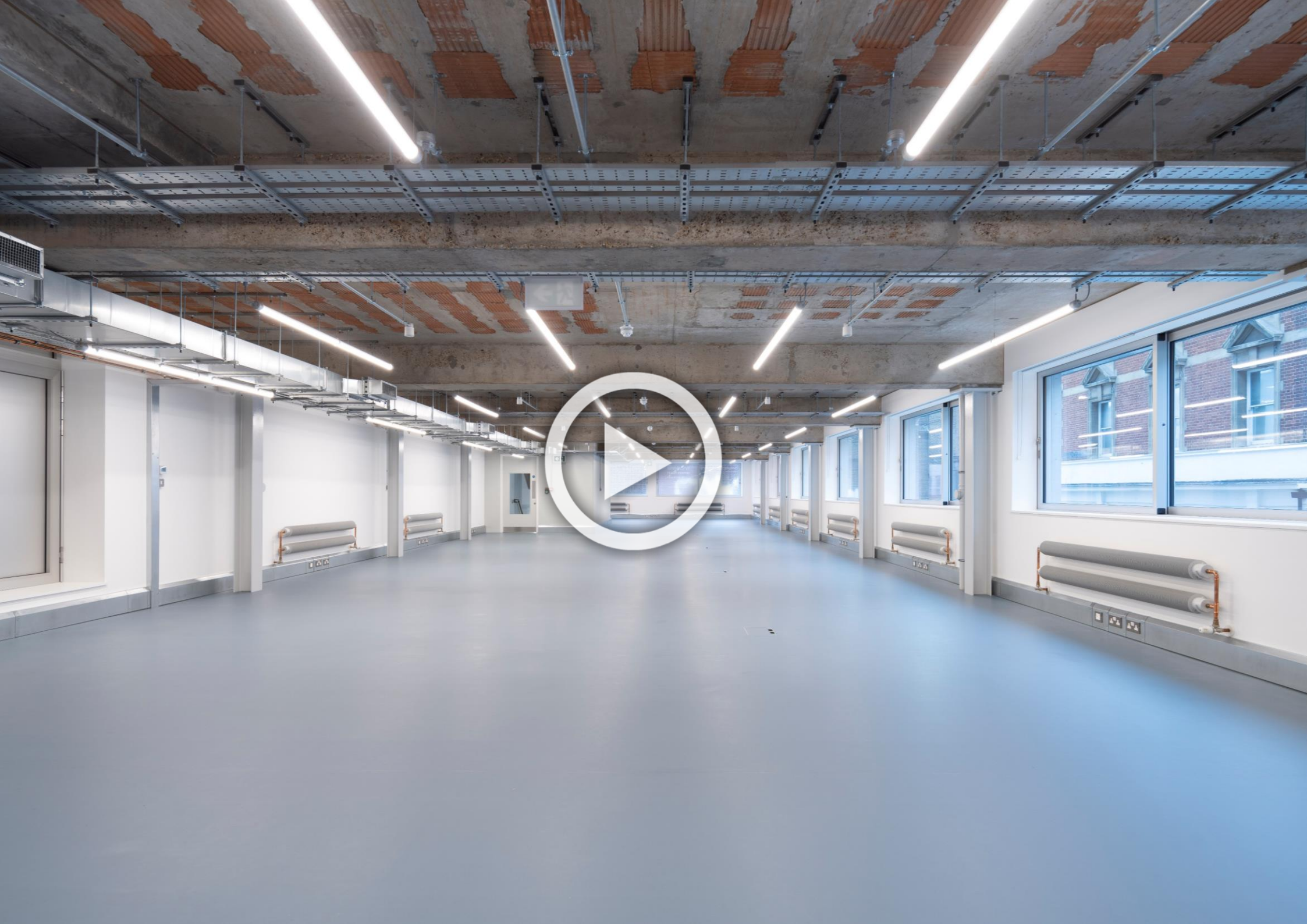
BELCOR

# GALVANISE,
# E2

3,778 SQ FT
LAST REMAINING FLOOR IN EXCITING NEW COMMERCIAL SCHEME
469 BETHNAL GREEN ROAD LONDON E2


End of bus lane
20
BRIO
Lily Cards and Gifts & Co Parties
AMJ IT SERVICES
GALVANISE
OFFICES TO LET




GALVANISE
OFFICES TO LET
3,500 - 18,200 sq ft
Richard Zoers
07730 567 607
www.galvanise.london
GALVANISE
OFFICES TO LET
3,500 - 18,200 sq ft
Shaun Simons
07788 423 131
www.galvanise.london
BRIQ
Mon - Fri
8am - 7 pm
Sat
8.30 am - 5.30pm
No loading
Mon - Fri
4 - 7 pm
HOLLYBUSH GDNS. E2





BELCOR

GALVANISE
E2

## DESCRIPTION

Galvanise is a landmark development that sets the benchmark for creative and sustainable space in Bethnal Green. The remaining floor offers exceptional open plan column-free flexible space which is delivered as blank canvas and would work well for complimentary occupiers to the upper floors which are let to Fightzone fitness eg pilates, yoga and wellbeing.  The building also features a ground floor cafe BRIQ, offering all day food and beverages.

## AMENITIES




## LAST REMAINING FLOOR IN EXCITING MULTI USE BUILDING



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GALVANISE
E2

## TRANSPORT

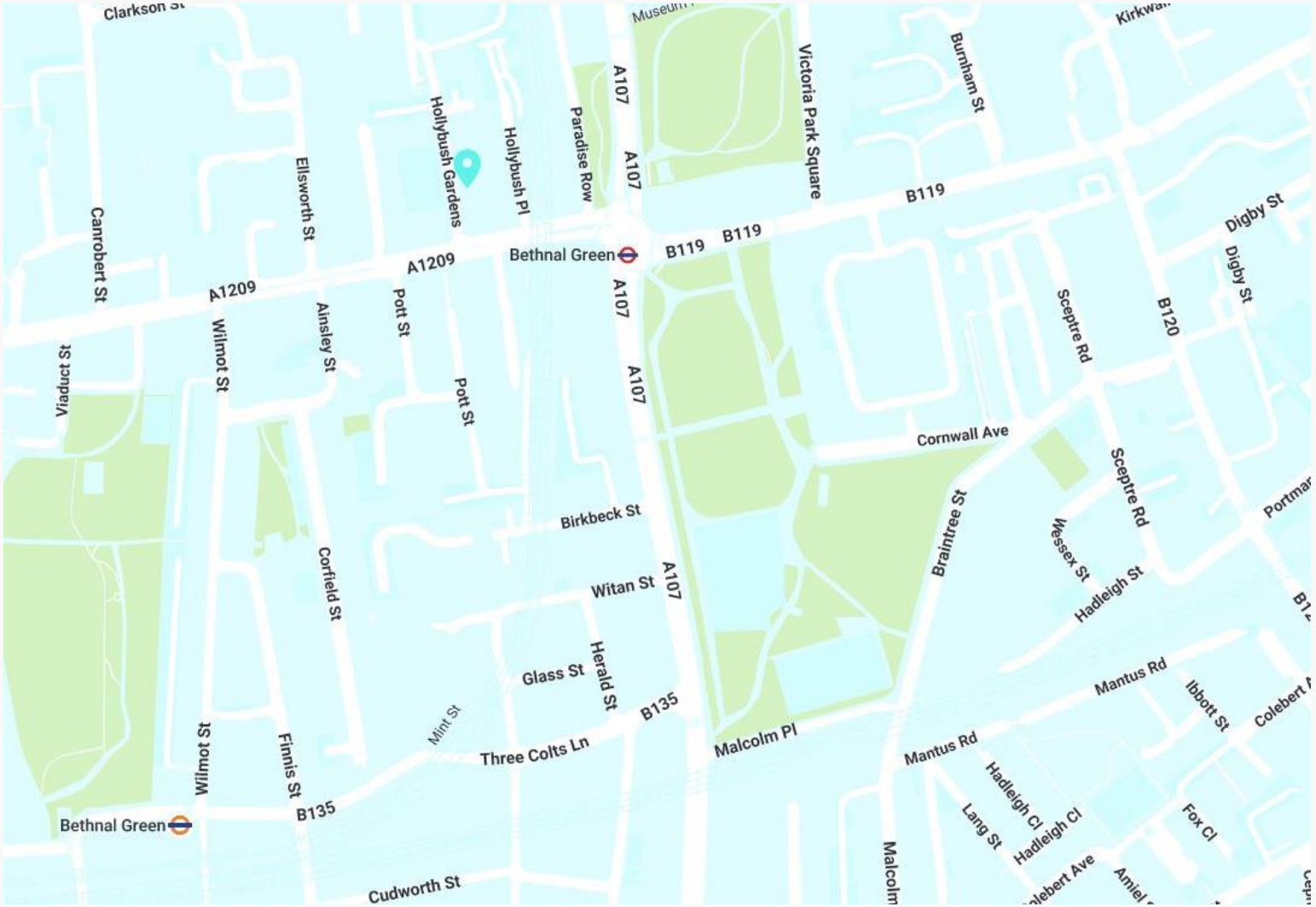
**Bethnal Green Overground-** 5 min walk

**Bethnal Green**– 2 mins

## AREA

Positioned just one minutes walk from Bethnal Green underground station giving a travel time of 2 mins to Liverpool Street, set amongst the inspiring energy, retailers, restaurants and bars the area is home to some of London's thriving creative occupiers making Galvanise the perfect property for fashion, design and media businesses.

## LOCATION



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GALVANISE
E2

# AVAILABILITY

| UNIT | SIZE (SQ FT) | STATUS | RENT (PSF) | RATES (PSF) | SERVICE CHARGE (PSF) | TOTAL (PCM) |
|---|---|---|---|---|---|---|
| 5th Floor | 3,542 | Let | | | | |
| 4th Floor | 3,542 | Let | | | | |
| 3rd ( fully fitted) | 3,585 | Let | | | | |
| 2nd Floor | 3,778 | Let | | | | |
| 1st Floor | 3,778 | Available | £29.50 | £12.50 | £8.00 | £15,741 |
| | | | | | | |
| Total | 3,778 | | | | | |

## LEASE

A new lease to be contracted outside the Landlord & Tenant Act

## TIMING

Available immediately

## CONTENT

View on our website

## RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

## VAT

VAT is applicable.

## MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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# VIEWINGS VIA JOINT SOLE AGENTS

## BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

## COMPTON

020 7375 1801

## TEAM



JOE MEISEL MRICS
PARTNER
jm@belcor.london
07872 350 838



OLI COHEN
PARTNER
oc@belcor.london
0774 011 0063



LUCY STEPHENS
DIRECTOR
ls@belcor.london
07789 843 729