

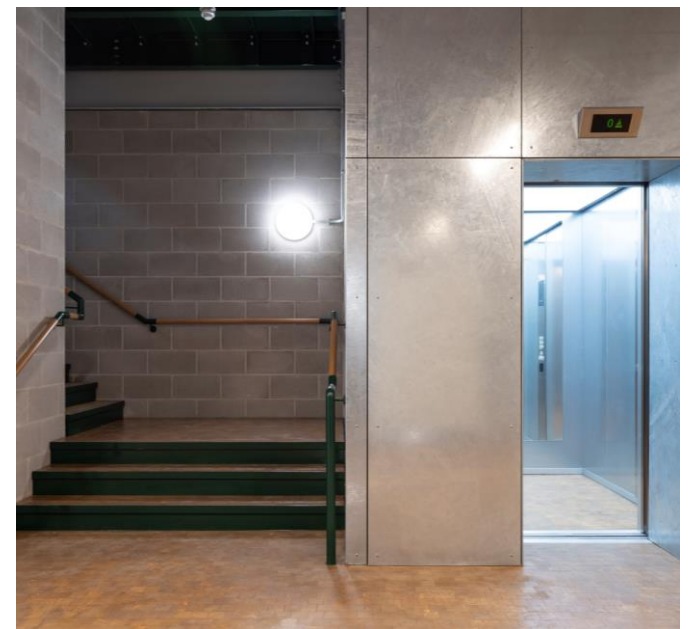
GALVANISE, E2

1,338 - 18,225 SQ FT

**EXCITING NEW COMMERCIAL SCHEME IN CITY FRINGE EAST
469 BETHNAL GREEN ROAD LONDON E2**







DESCRIPTION

Galvanise is a landmark development that sets the benchmark for creative and sustainable space in Bethnal Green. Five floors of exceptional open plan column-free flexible workspace which can be delivered as blank canvas (Cat A) or customised and fully fitted (Cat B).

The building also features a ground floor cafe BRIQ which will shortly open, offering all day food and beverages.

AMENITIES



FULLY FITTED



FIBRE OPTIC



CAT A+



SELF-CONTAINED



CONCIERGE



BIKE RACKS



SHOWERS



LIFT



NEWLY
REFURBISHED

EXCITING NEW OFFICE SCHEME WITH TOP ESG CREDENTIALS





TRANSPORT

Bethnal Green Overground- 5 min walk



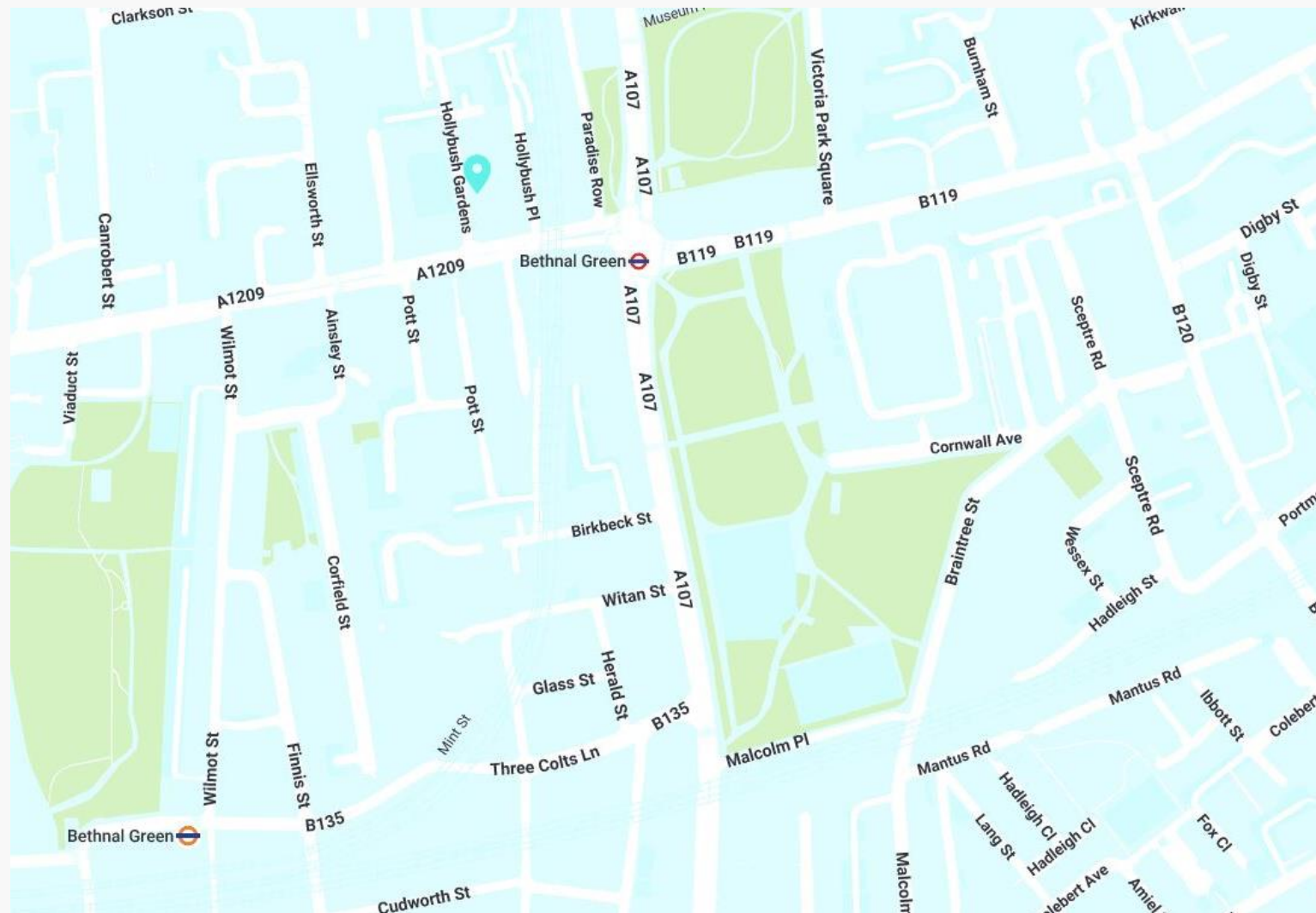
Bethnal Green- 2 mins



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



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
5 th Floor	3,542	Available	£39.50	£12.50	£8.00	£17,710
4 th Floor	3,542	Available	£39.50	£12.50	£8.00	£17,710
3 rd (fully fitted)	3,585	Available	£39.50	£12.50	£8.00	£17,925
2 nd Floor	3,778	Available	£29.50	£12.50	£8.00	£15,741
1 st Floor (unit a)	1,338	Available	On application			
1 st Floor (unit b)	1,485	Available	On application			
Total	18,225					

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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