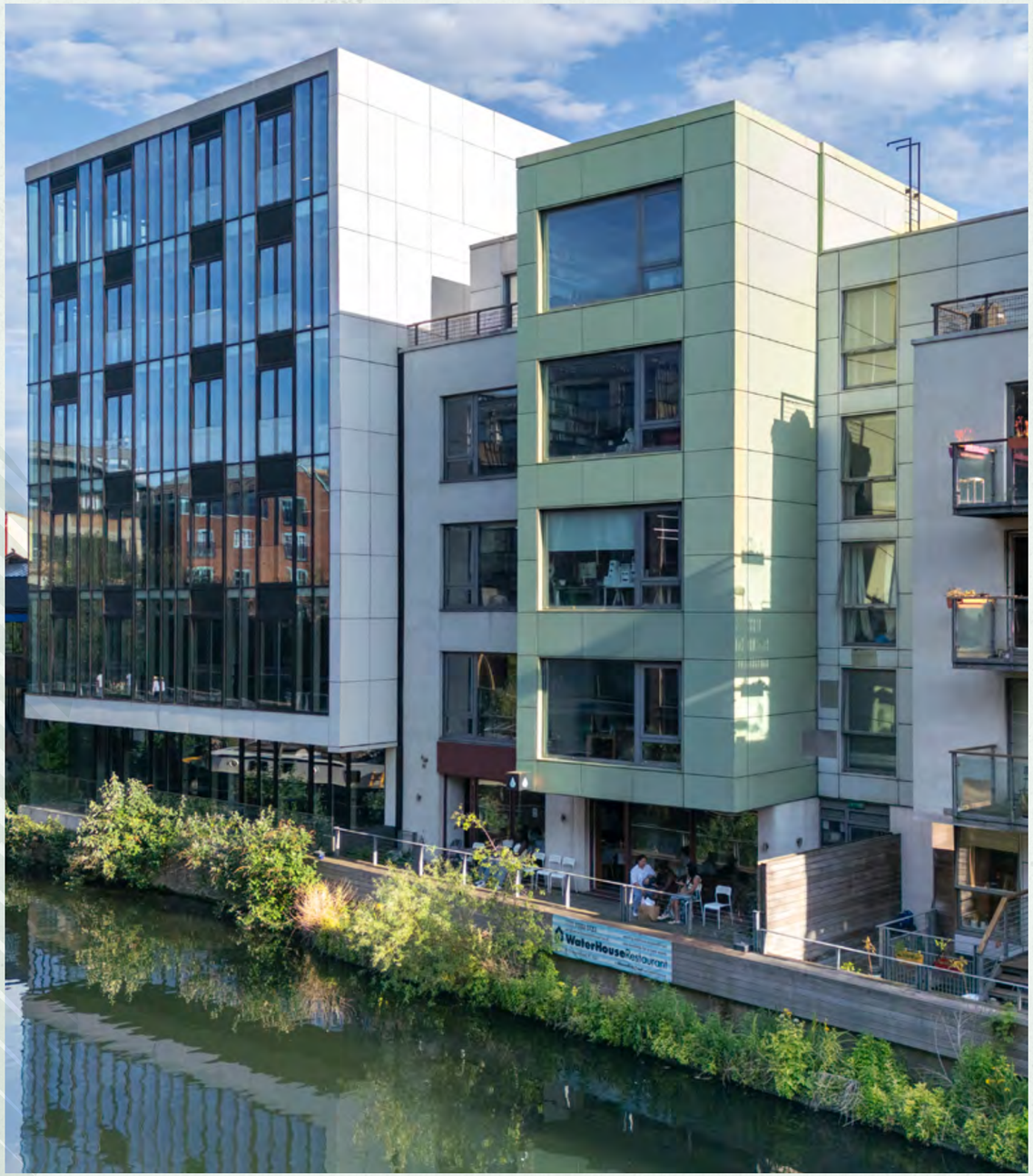
MULTI-LET OFFICE & RESTAURANT INVESTMENT



8 ORSMAN ROAD

DE BEAUVOIR N1



INVESTMENT SUMMARY

- Multi-let office & restaurant investment situated adjacent to the Regent's Canal
- Situated in De Beauvoir, one of East London's most sought after sub-markets
- 15,054 sq ft (NIA)
- 15 secure car parking spaces
- Rents reserved, including Vendor top ups, £436,101 per annum
- Recent transaction at £37.51 per sq ft suggesting highly reversionary
- Immediate asset management opportunity
- 999 year 'virtual freehold'
- WAULT of approximately 1.2 years to break and 2.8 years to expiry, based upon a topped-up income of £410,101 per annum and excluding ancillary car parking income

Offers invited in excess of **£3,950,000 (three million nine hundred and fifty thousand pounds).** A sale at this level would reflect a **Net Initial Yield of 10.34%** (assuming purchasers costs of 6.8%) on passing rents plus Vendor top up of vacant floors, and a **low capital value of £262 per sq ft** based on the NIA

A CREATIVE EPICENTRE

The building is situated in De Beauvoir, a sought after micro-submarket within the larger Haggerston area. De Beauvoir has rapidly evolved into one of London's most dynamic commercial enclaves, striking an enviable balance between a tranquil "village" atmosphere with immediate proximity to Shoreditch and The City.

This area has established itself as a key submarket within London's highly sought-after Eastern Fringe, benefiting from strong occupational demand for both commercial and residential occupiers as well as sustained inward investment since the opening of Haggerston Overground Station in 2010.



02



04

01 Playhouse East Theatre
02 Towpath Cafe
03 Regent's Canal
04 SHED Coffee



01

De Beauvoir and the surrounding sub-markets of Haggerston and Dalston continue to attract a diverse mix of fashion, creative, media, music and architectural occupiers, underpinned by its proximity to Shoreditch and other East London Creative districts.


03

LOCAL OCCUPIERS

DICE

WASTED TALENT

Simone Rocha

mixmag

CONNECTING ENTERPRISE & ENVIRONMENT



Strategically positioned alongside the Regent's Canal, the building sits between two established hubs, Shoreditch and Dalston, and is approximately a 15-minute walk from Hoxton Square and within close proximity to the diverse amenity value which Dalston offers.

The immediate locality provides a highly curated amenity base, including well-regarded operators such as Berber & Q, Tonkotsu, Planque, Make Coffee, Brilliant Corners, Towpath Café and Sager + Wilde. This strong leisure and retail provision enhances tenant demand and supports a long-term rental growth prospect.

01 Fabrique Bakery



The asset benefits from excellent connectivity, with the Overground (Windrush Line) at Haggerston and Hoxton stations within easy walking distance – providing direct access to the City, West End and wider London transport network.

KEY CONNECTIONS

Old Street
21 mins
05 mins

Haggerston
06 mins
02 mins

King's Cross ST Pancras
20 mins

Liverpool Street
18 mins

MEET THE NEIGHBOURS

Gyms

01 MoreYoga
02 F45
03 GymBox
04 Britannia Leisure Centre
05 Momentum Training
06 Crossfit Hackney
07 Pure Fitness Shoreditch

Pubs

01 Duke of Wellington
02 The Fox
03 The Stag's Head Gastro Pub
04 Signature Brew Taproom

Cafés

01 Coffee Junction
02 Fabrique Bakery
03 Gainsborough Café
04 Toconoco
05 Towpath Café
06 By the Bridge Café
07 U7 Lounge

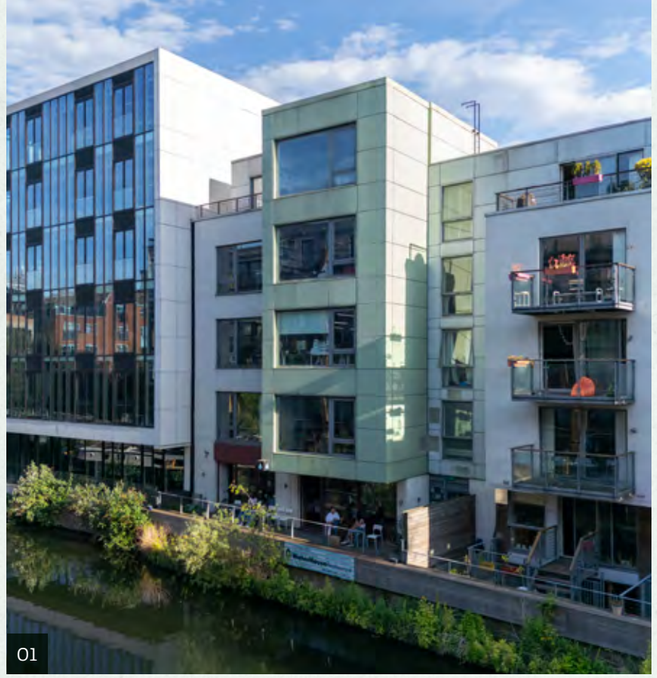
Food & Drink

01 Arepa & Co
02 Berber & Q
03 Bone Daddies
04 Cocotte
05 Hoax
06 HER
07 Meat Up
08 Oren
09 Sager + Wilde
10 The Barge House
11 Tonkotsu
12 MAP Maison
13 La Bibliothèque



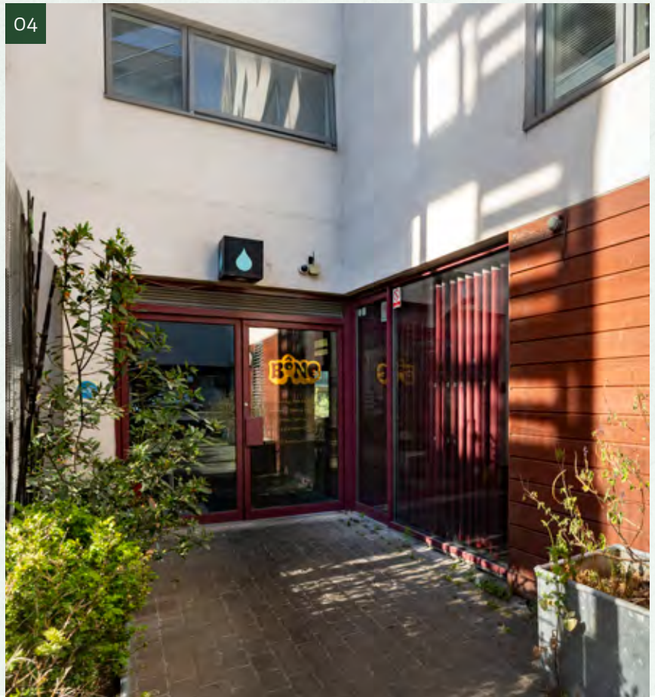
URBAN ENERGY, WATERSIDE CALM

01 Building exterior on Regent's Canal
02 Bone
03 Reception
04 Entrance Courtyard


01


02

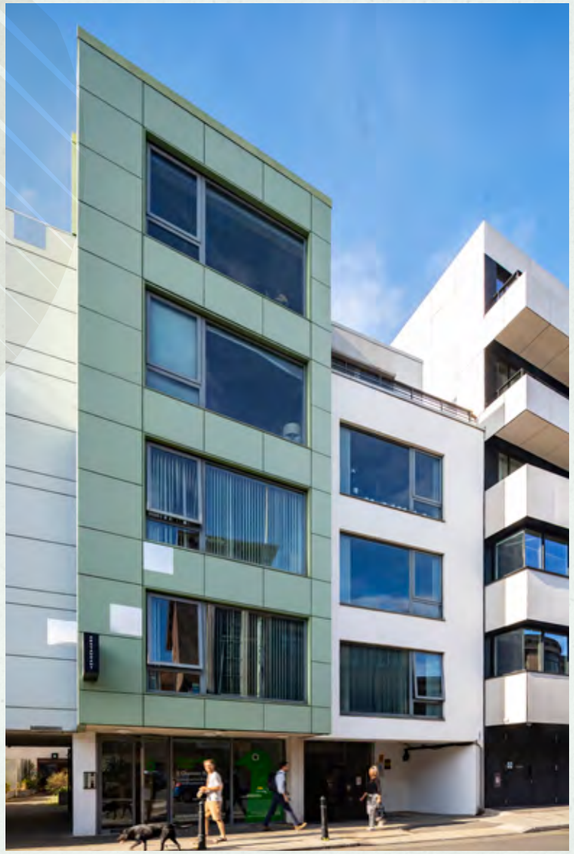

03


04

8–10 Orsman Road comprises a purpose built, c.15,000 sq ft (NIA) multi-let mixed use office and restaurant investment fronting the Regent's Canal. The property provides a rare opportunity to acquire a 999-year virtual freehold interest in a characterful asset within one of East London's most established commercial locations.

The direct canal frontage offers a unique outlook and strong occupier appeal, further enhanced by a ground floor restaurant unit, let to the well-regarded restaurant operator, Bone Shoreditch, with outside seating and terrace directly fronting the canal.

FLEXIBLE BY DESIGN









Constructed in 2006, the building is of concrete frame construction and is presented in a contemporary industrial style, with exposed services, generous floor-to-ceiling heights, full height glazing providing excellent natural light throughout.

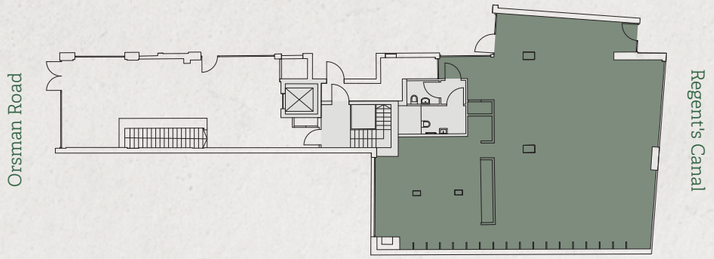
The asset presents a compelling opportunity to drive income through active asset management, including targeted refurbishment and leasing initiatives, while capitalising on continued demand for characterful workspace in this established canal-side London sub-market.

THE SPACE

FLOOR	USE	SQ M	SQ FT
Fourth	Unit 12	141.1	1,519
	Unit 11	125.0	1,346
Third	Unit 9&10	170.0	1,830
	Unit 8	80.6	868
	Unit 7	69.9	752
Second	Unit 5&6	170.0	1,830
	Unit 4	81.0	872
	Unit 3	70.3	757
First	Unit 2	172.9	1,861
	Unit 1	153.7	1,654
Ground	Restaurant	164.0	1,765
Total NIA		**1,398.5**	**15,054**

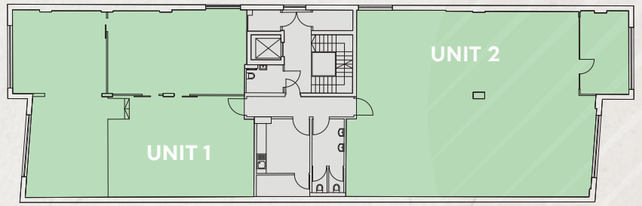
GROUND FLOOR

1,765 sq ft



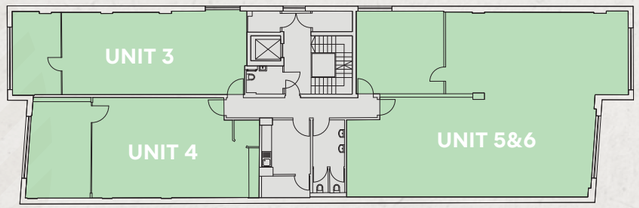
FIRST FLOOR

Unit 1 - 1,654 sq ft Unit 2 - 1,861 sq ft



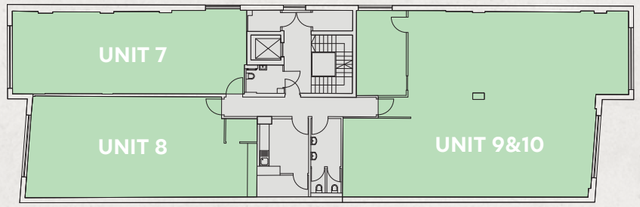
SECOND FLOOR

Unit 3 - 757 sq ft Unit 4 - 872 sq ft Unit 5&6 - 1,830 sq ft



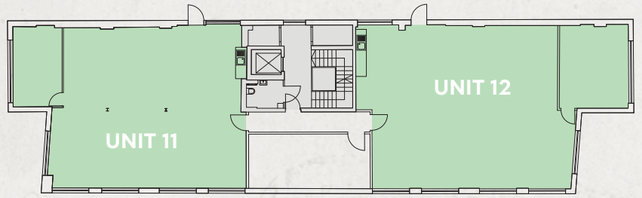
THIRD FLOOR

Unit 7 - 752 sq ft Unit 8 - 868 sq ft Unit 9&10 - 1,830 sq ft



FOURTH FLOOR

Unit 11 - 1,346 sq ft Unit 12 - 1,519 sq ft

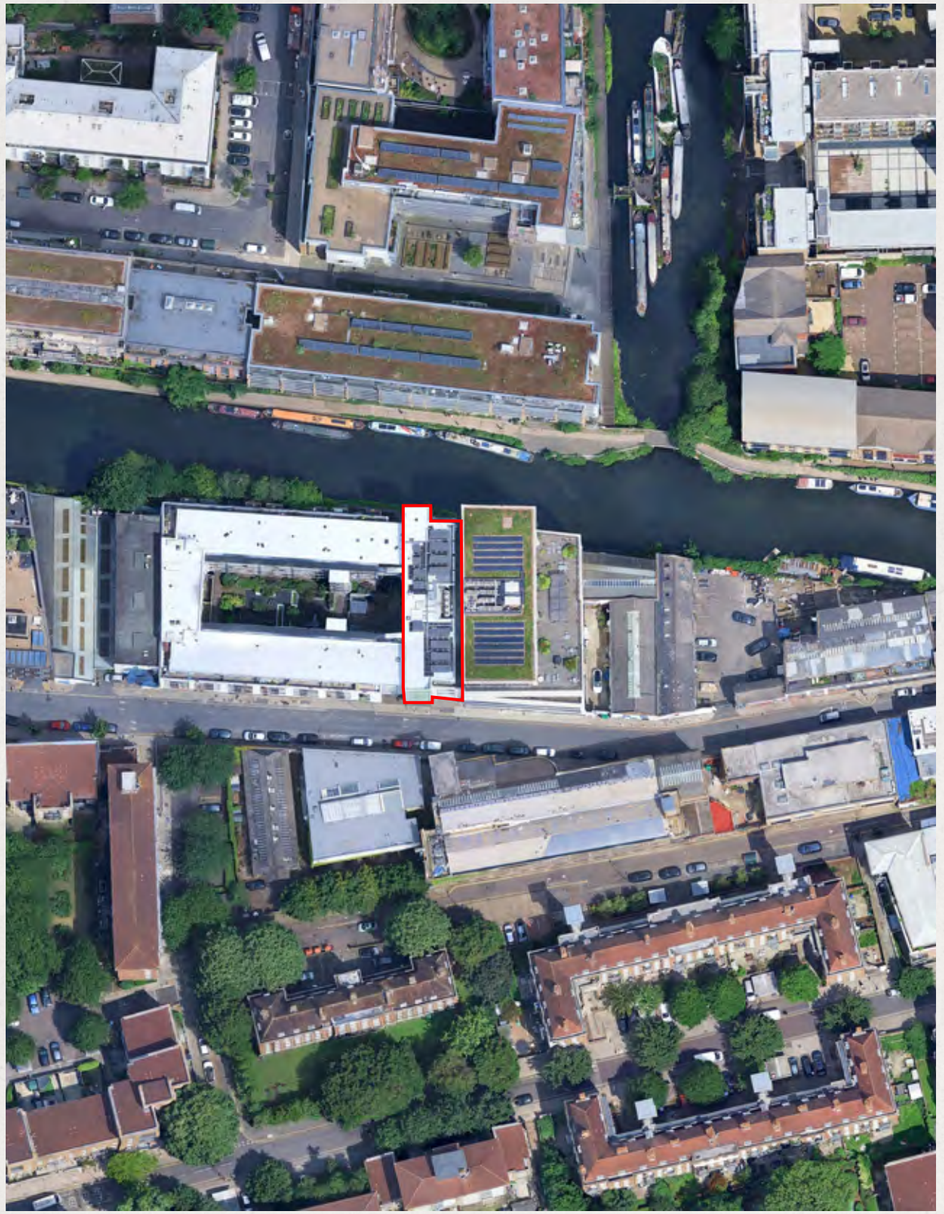


Office Restaurant Core

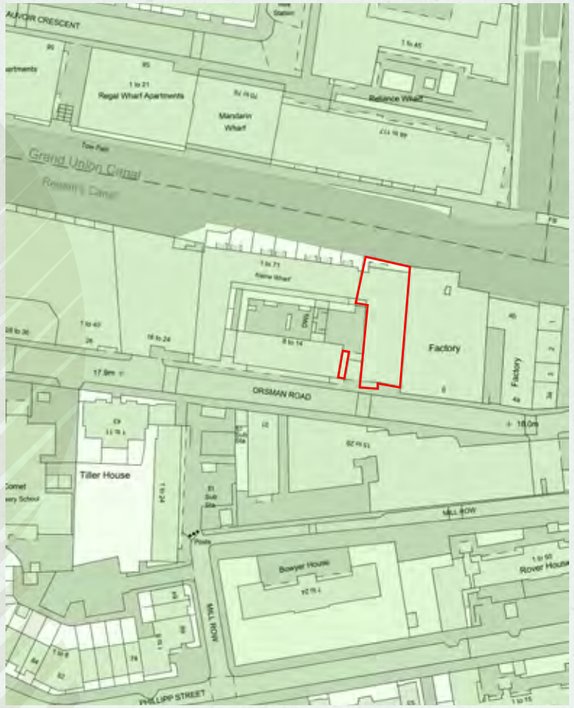
Floor plans not to scale.
Indicative only.

CAR PARK TENANCY

Unit Name	Tenant Name	Term Start Date	Term End Date	Price Per Annual Quarter	Rent (p.a.x)	Comments
Car Park Space 4	Bone	17/07/2026	21/08/2030	£150.00	£600.00	License
Car Park Space 5	Oneyedog Ltd	24/06/2025	24/06/2027	£500.00	£2,000.00	License
Car Park Space 6	Homerton Healthcare NHS Foundation Trust	14/09/2025	13/09/2026	£500.00	£2,000.00	License
Car Park Space 9	Homerton Healthcare NHS Foundation Trust	14/09/2025	13/09/2026	£500.00	£2,000.00	License
Car Park Space 14	Pavehall Group	27/07/2026	26/07/2027	£500.00	£2,000.00	Within lease
Car Park Space 16	Pavehall Group	27/07/2026	26/07/2027	£500.00	£2,000.00	Within lease
Car Park Space 19	Glide Publishing Platform Ltd	01/09/2025	06/07/2027	£500.00	£2,000.00	License
Car Park Space 20	Pavehall Group	27/07/2026	26/07/2027	£500.00	£2,000.00	Within lease
Car Park Space 21	Livity Life Ltd	01/01/2025	31/12/2026	£350.00	£1,400.00	Within lease
Car Park Space 29	Livity Life Ltd	01/01/2025	31/12/2026	£350.00	£1,400.00	Within lease
Car Park Space 30	Pavehall Group	27/07/2026	26/07/2027	£500.00	£2,000.00	Within lease
Car Park Space 31	Homerton Healthcare NHS Foundation Trust	14/09/2025	13/09/2026	£500.00	£2,000.00	License
Car Park Space 36	Homerton Healthcare NHS Foundation Trust	14/09/2025	13/09/2026	£500.00	£2,000.00	License
Car Park Space 37	Nissen Richards Studio Ltd	05/11/2017	05/07/2026	£337.50	£1,350.00	Within lease
Car Park Space 38	Dezeen Ltd	22/06/2025	21/06/2030	£312.50	£1,250.00	Within lease. Rent increases to £1,375 pa from 14/05/2028.
Total Parking					**£26,000.00**	
Total Let + Vacant ERV + Parking				**15,054**	**£436,101.00**	



FURTHER INFORMATION



TENURE

999 year 'virtual freehold' granted 26th October 2006.

Title Number: EGL513895

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

EPC

Further information in the data room.

DATA ROOM

Full data room available on request.

PLANNING

The building is located in the London Borough of Hackney and is not listed.

VAT

Elected.

PROPOSAL

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VIEWING & CONTACTS

STRETTONS

Jon Cuthbert
07817 657 079
jon.cuthbert@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk

Finn Ledwidge
07870 850 097
finn.ledwidge@strettons.co.uk

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