



174–178 Mile End Road
London E1 4LJ

THE DRILL HALL



Ground floor



A contemporary new work and lifestyle environment that has been restored and redefined, with a new entrance, bright and airy spaces, along with tranquil internal and external courtyards.

Historically used as a drill hall training facility for reserve army units, the building was originally home to the 1st AA Division Battalion in 1939.

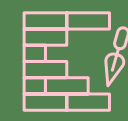


Territorial Army Anti-Aircraft Battery training





Second floor



Retained & exposed building features



Generous floor to ceiling heights



New air-conditioning system



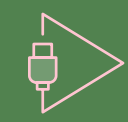
Efficient led lighting



Raised access floors



8 Person passenger lift



Capped off services



Roof terrace & courtyard balcony on first floor



2 Landscaped courtyards on ground floor



Excellent natural daylight



33 Bicycle spaces



EPC A(14) rating



4 Showers



17 x unisex & 3 x DDA WCs

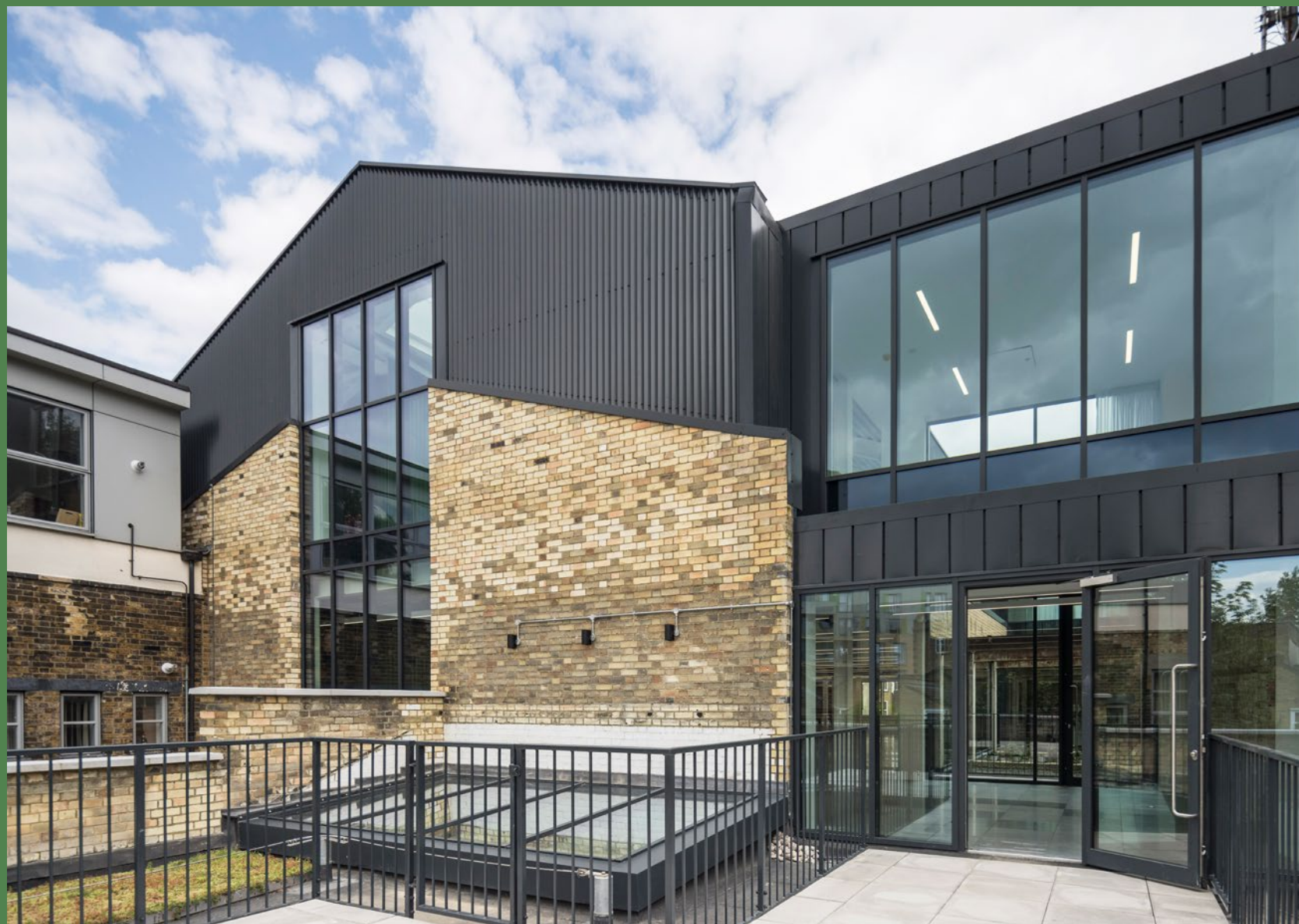
ALL
PRESENT
& CORRECT

The design details and finishes throughout The Drill Hall have been carefully considered.

Natural light runs throughout the floors, with a large rooflight on the second floor further enhancing the environment. The first floor features a spacious roof terrace providing space to work, meet or relax.



A CAPTAIN OF CHANGE



First floor terrace

Designed with today's occupier in mind. The building promotes wellbeing throughout the working day:

THE
DRILL
HALL



BREEAM

'Very Good'.



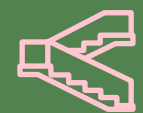
ACTIVE COMMUTING

New end of journey facilities promote physical activity.



FRESH AIR

New double glazed openable windows.



PHYSICAL ACTIVITY

Activated staircase promotes physical movement throughout the building.



OUTSIDE SPACES

Courtyards, terraces and balconies providing 1,025 sq ft of outside spaces.



ENERGY EFFICIENT LIGHTING

Energy efficient lighting to minimise energy usage.

Ground floor courtyard





Ground floor indicative fit-out CGI



First floor indicative fit-out CGI



Floor	Use	Ft ²	M ²
Second	Office	4,617	429
First	Office	5,717	531
Upper Mezzanine	Office	3,227	300
Ground	Office	4,013	373
Lower Mezzanine	Office	1,875	174
Total		19,449	1,807



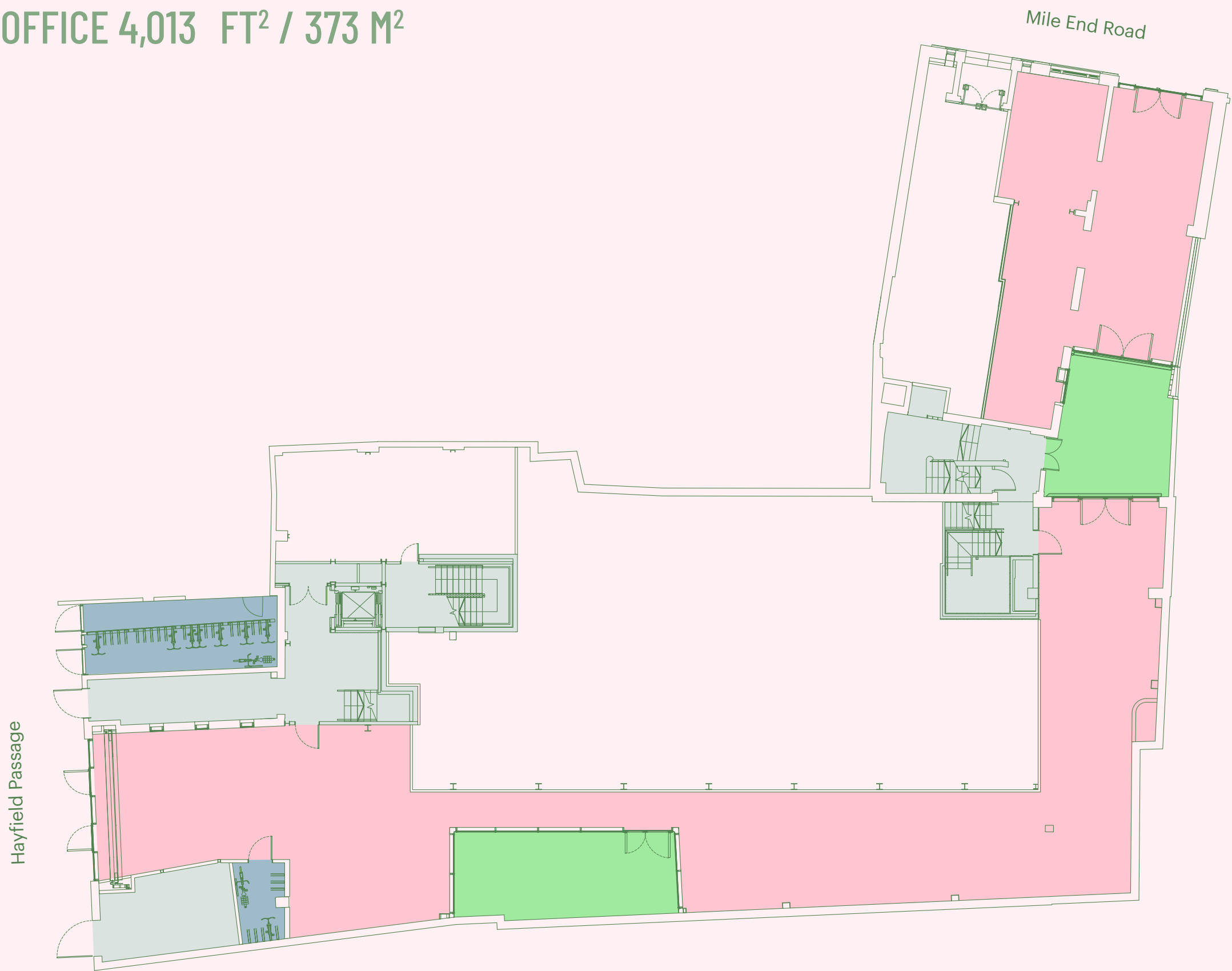
Second floor indicative fit-out CGI

- Office
- Core
- Cycle Store
- Courtyards

Plans not to scale.
For indicative purposes only.

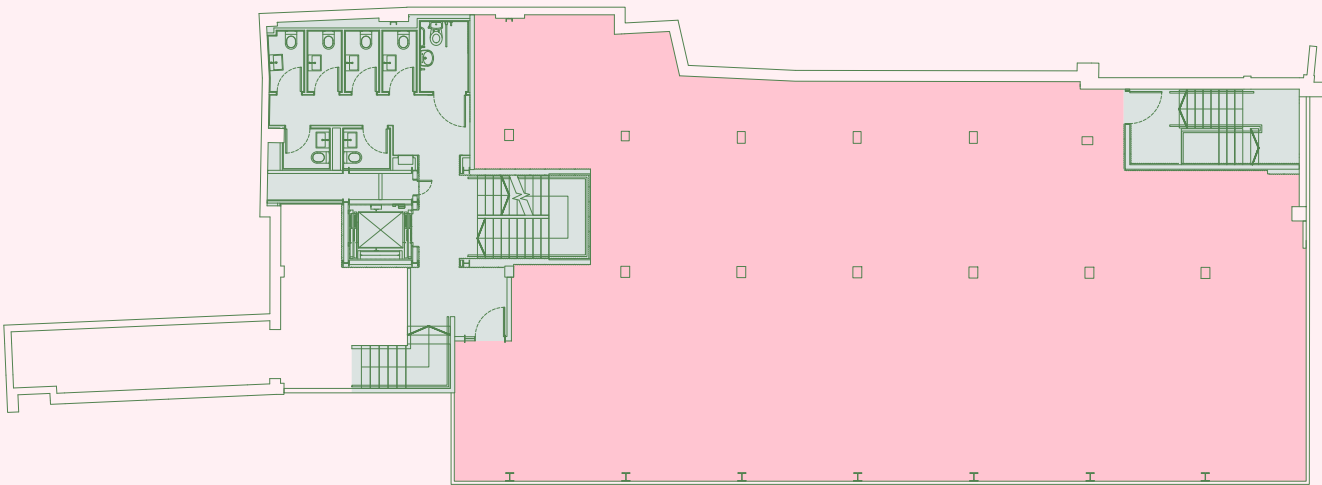
GROUND

OFFICE 4,013 FT² / 373 M²



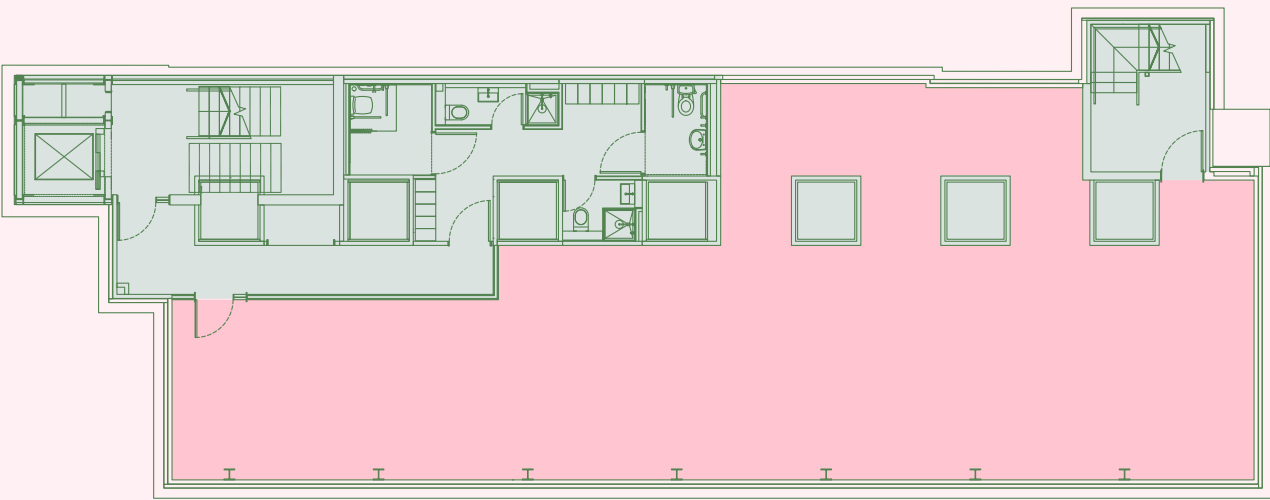
UPPER MEZZANINE

OFFICE 3,227 FT² / 300 M²



LOWER MEZZANINE

OFFICE 1,875 FT² / 174 M²

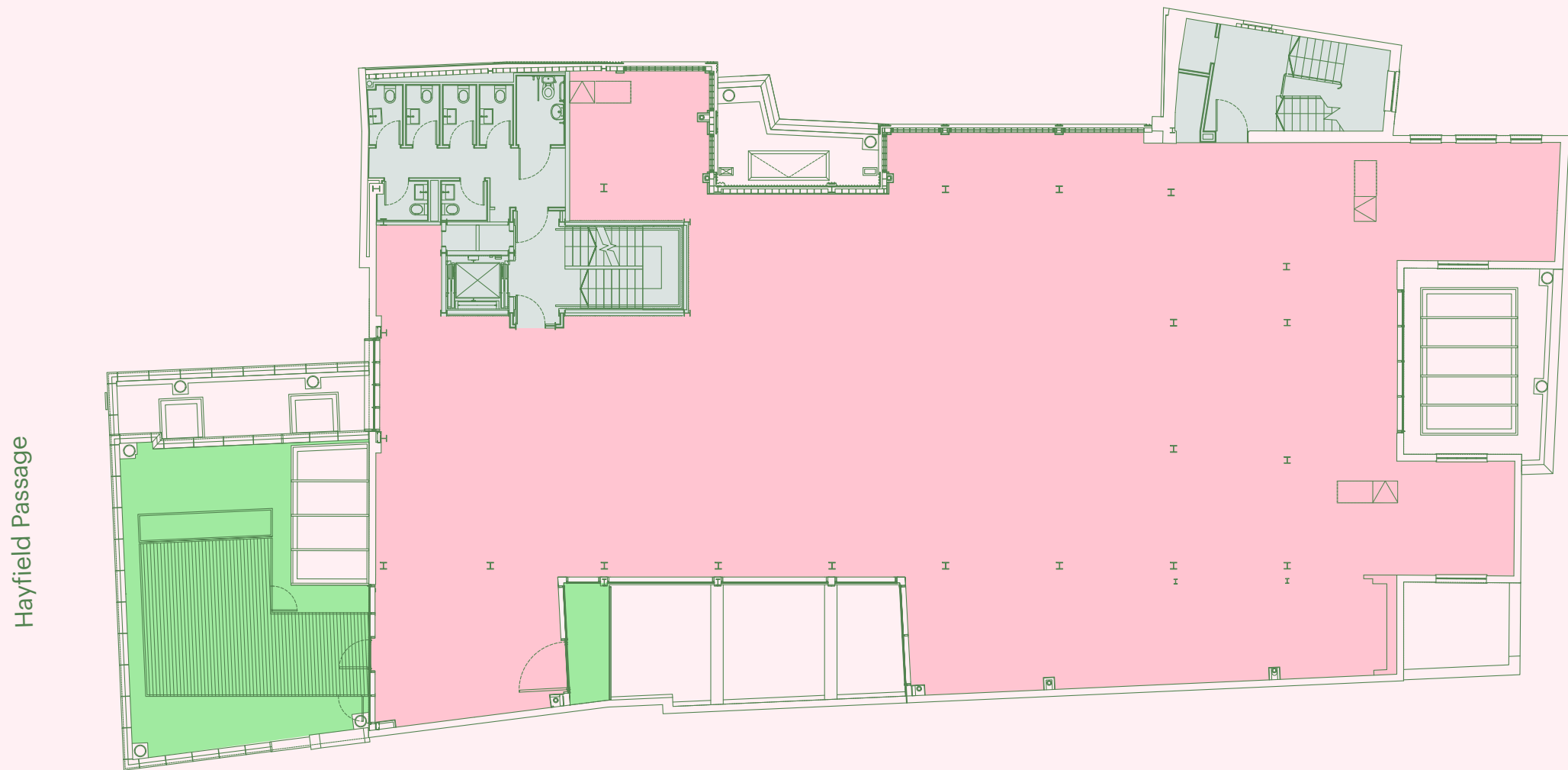


- Office
- Core
- Terrace

Plans not to scale.
For indicative purposes only.

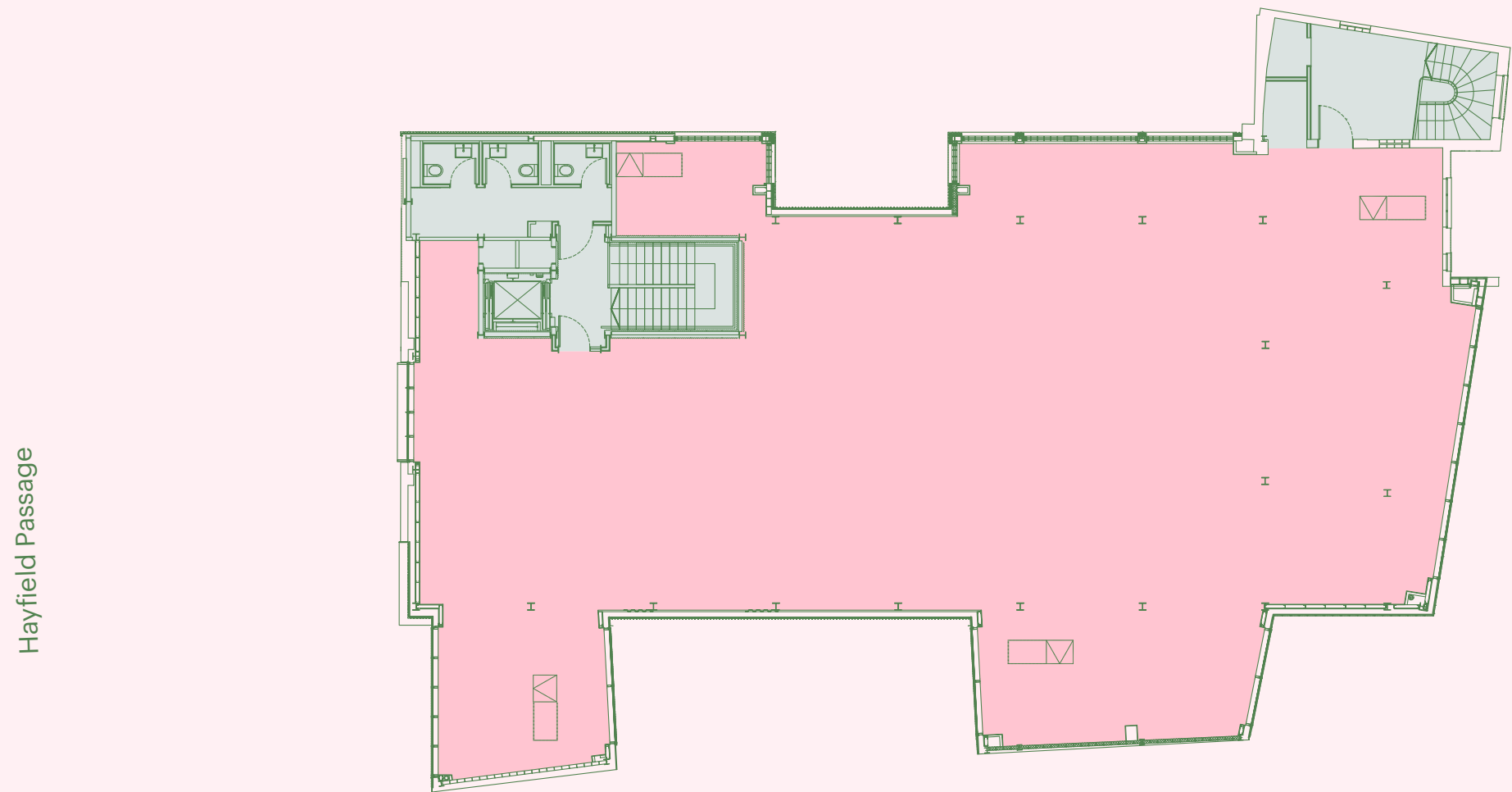
FIRST

OFFICE 5,717 FT² / 531 M²



SECOND

OFFICE 4,617 FT² / 429 M²



GET AROUND ON THE DOUBLE

02

MINS

STEPNEY GREEN

10

MINS

WHITECHAPEL

14

MINS

BETHNAL GREEN

12

MINS

LIVERPOOL STREET

12

MINS

STRATFORD

14

MINS

SHOREDITCH HIGH ST

18

MINS

CANARY WHARF

19

MINS

BANK

30

MINS

LONDON CITY APT

All journey times from the building. Source: TfL



COFFEE

- 01 Breid Bakers
- 02 Black Sheep Coffee
- 03 Coffee Republic
- 04 Ground Café
- 05 Gaff
- 06 Grounded
- 07 Mackbear Coffee Co.
- 08 Mouse Tail
- 09 Rastro Café
- 10 Pelican House

RESTAURANTS

- 01 Amber
- 02 Circle & Slice
- 03 E Pellicci
- 04 Gunpowder
- 05 Mr. White's Chophouse
- 06 Rinkoff Bakery
- 07 Sushinoen
- 08 Tayyabs
- 09 The Leman Street Tavern
- 10 Yuu Kitchen

BARS

- 01 Bar Paragon
- 02 The Sun Tavern
- 03 Pedley Street Station
- 04 PocketSquare Skyline Bar
- 05 The Blind Beggar
- 06 The Buxton
- 07 The Castle
- 08 The Running Horse
- 09 The White Hart Brew Pub
- 10 Three Colts Tavern

FITNESS

- 01 12x3 Boxing
- 02 Bethwall Green Climbing Centre
- 03 CrossFit London
- 04 Energie
- 05 Kore Gallery
- 06 Muscleworks Gym
- 07 Precision Health
- 08 PureGym
- 09 StrongHer Space
- 10 The Gym Group



Viewings

Strictly through the sole
joint letting agents.

Terms

Upon application.

TOM SCHWIER
tom.schwier@strettons.co.uk
07583 037 559

MARK BOLTON
mark.bolton@strettons.co.uk
07803 850 231

JOEL BARNES
joel.barnes@strettons.co.uk
07974 625 109

BELCOR

JOE MEISEL
jm@belcor.london
07872 350 838

OLI COHEN
oc@belcor.london
07740 110 063

LUCY STEPHENS
ls@belcor.london
07789 843 729

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