



174-178 Mile End Road
London E1 4LJ

THE
ORIGINAL
HAIR

STAND TO ATTENTION

The Drill Hall is a visionary, 19,500 Ft² HQ with a rich history, that embodies innovation and foresight.



Territorial Army Anti-Aircraft Battery training

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.



Second floor

ALL
PRESENT
& CORRECT

THE
DRILL
HALL

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.



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



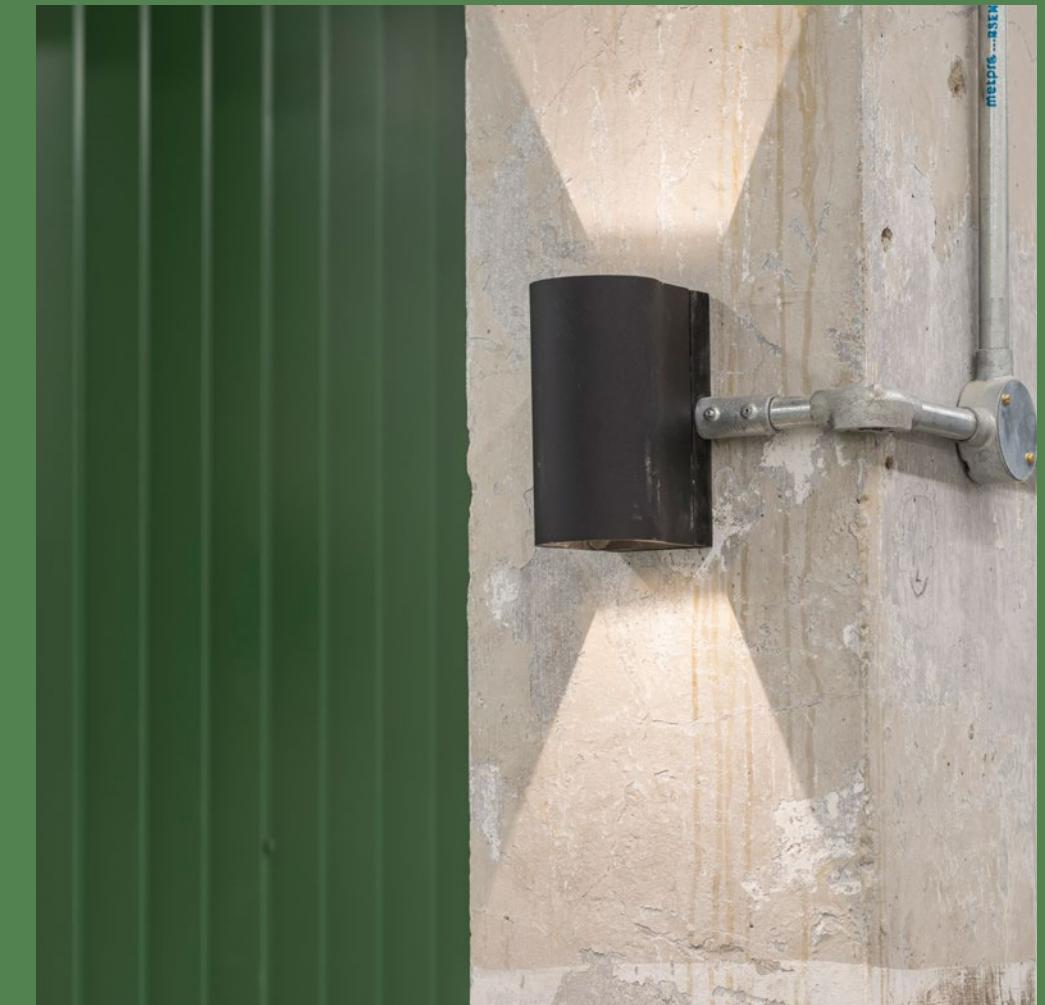
EPC A(14) rating



4 Showers



17 x unisex & 3 x DDA WCs



A CAPTAIN OF CHANGE



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

THE
DRILL
HALL

First floor terrace



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

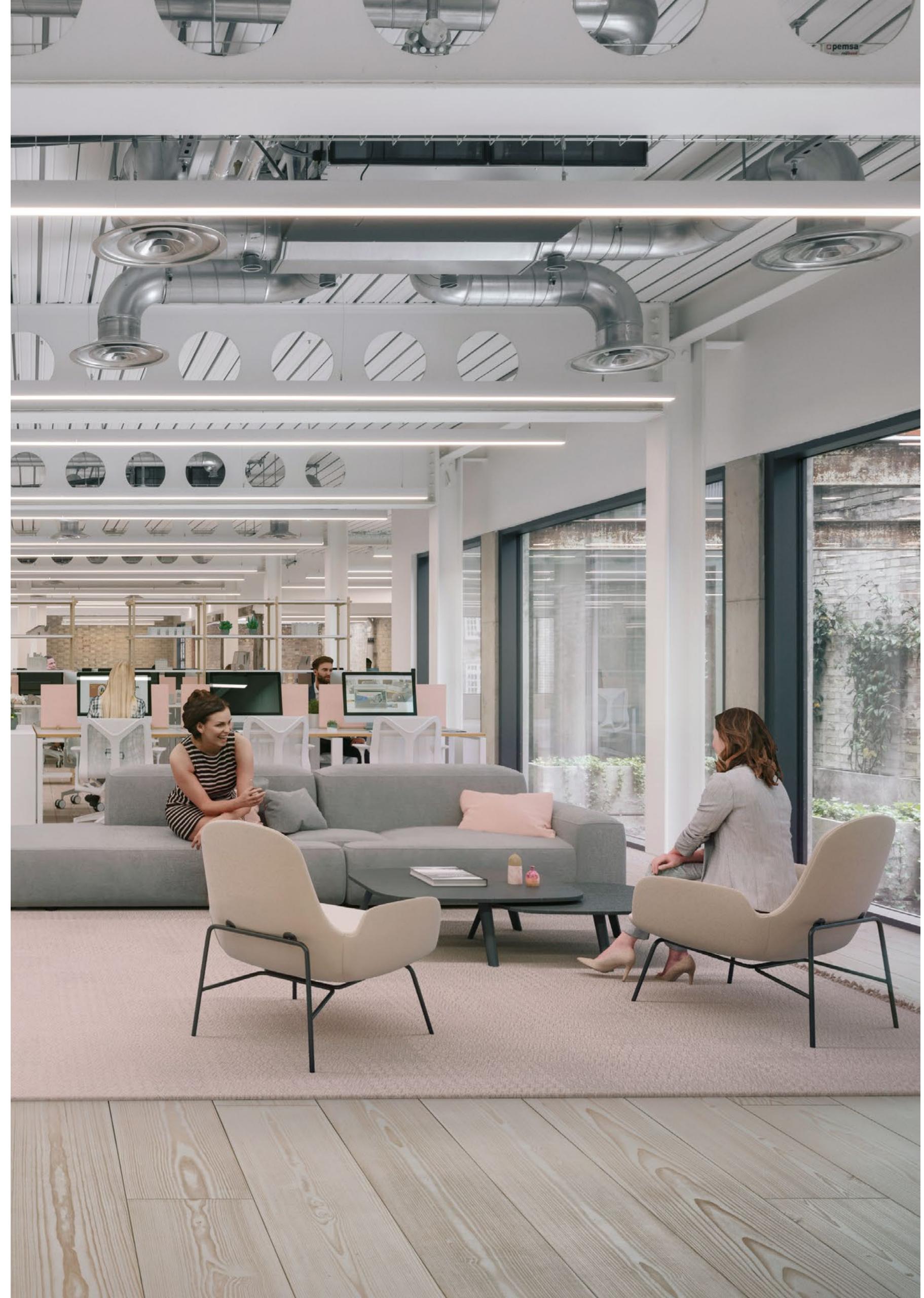
Energy efficient lighting to minimise energy usage.

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



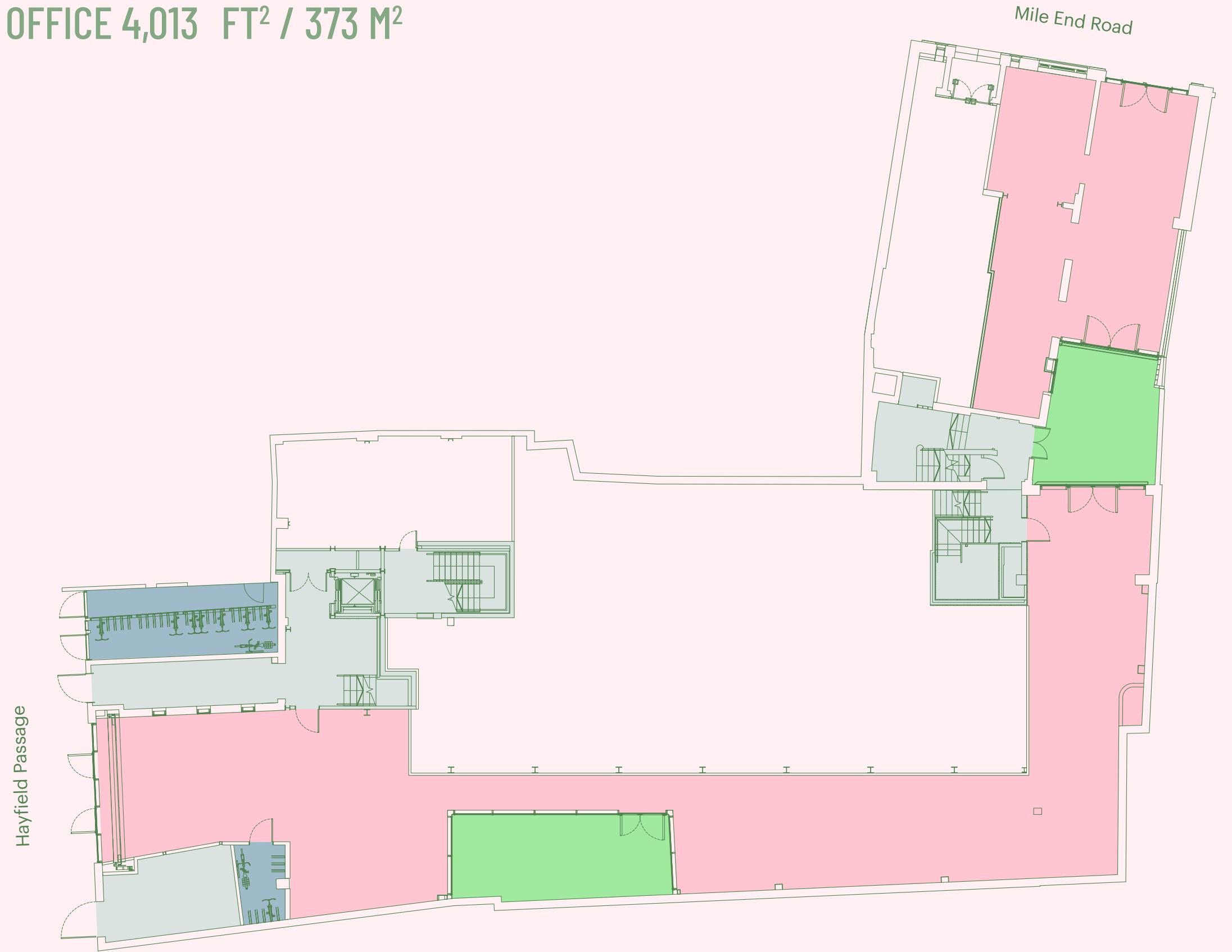
Second floor indicative fit-out CG

- 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



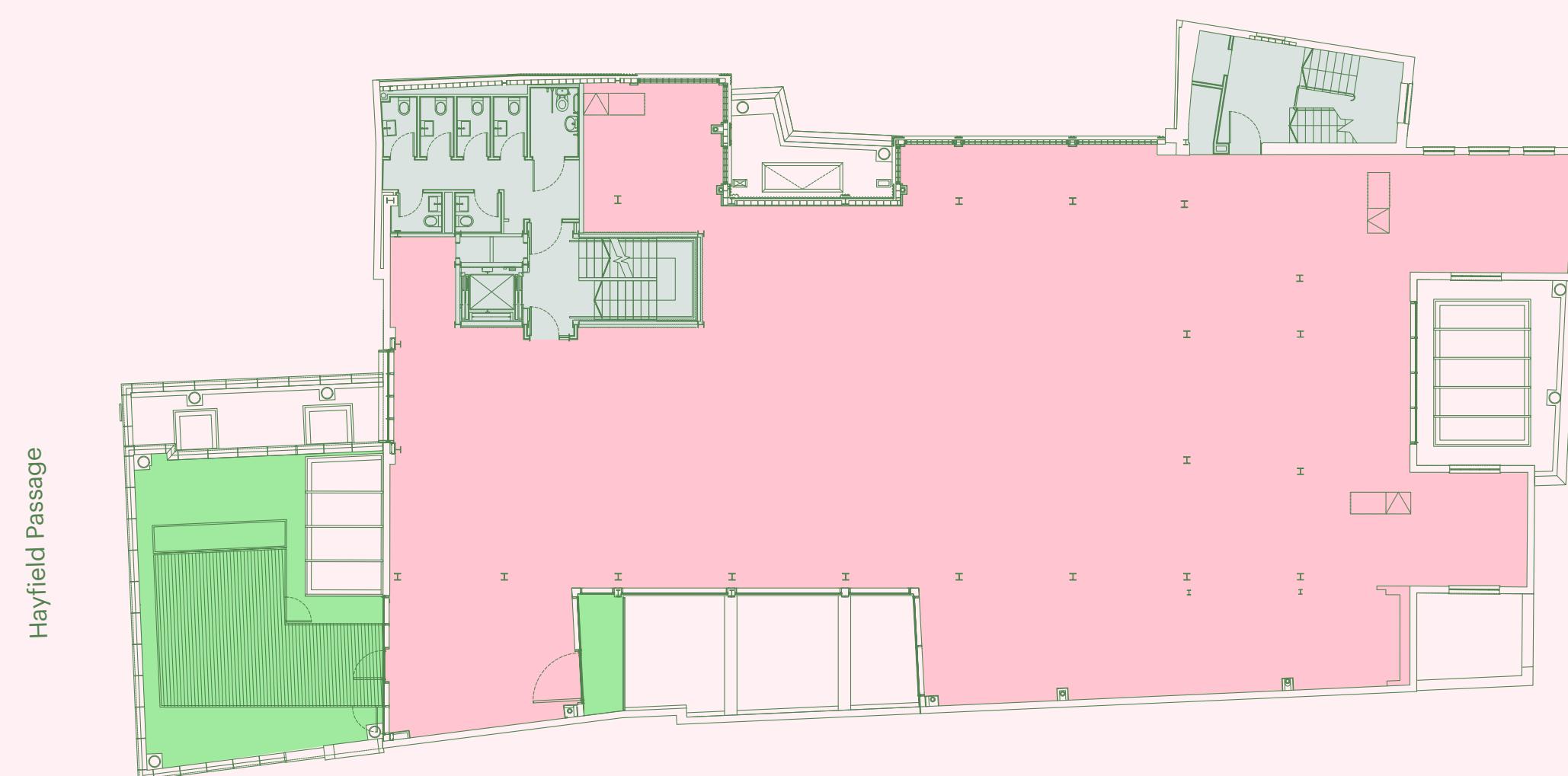
LOWER MEZZANINE

OFFICE 1,875 FT² / 174 M²



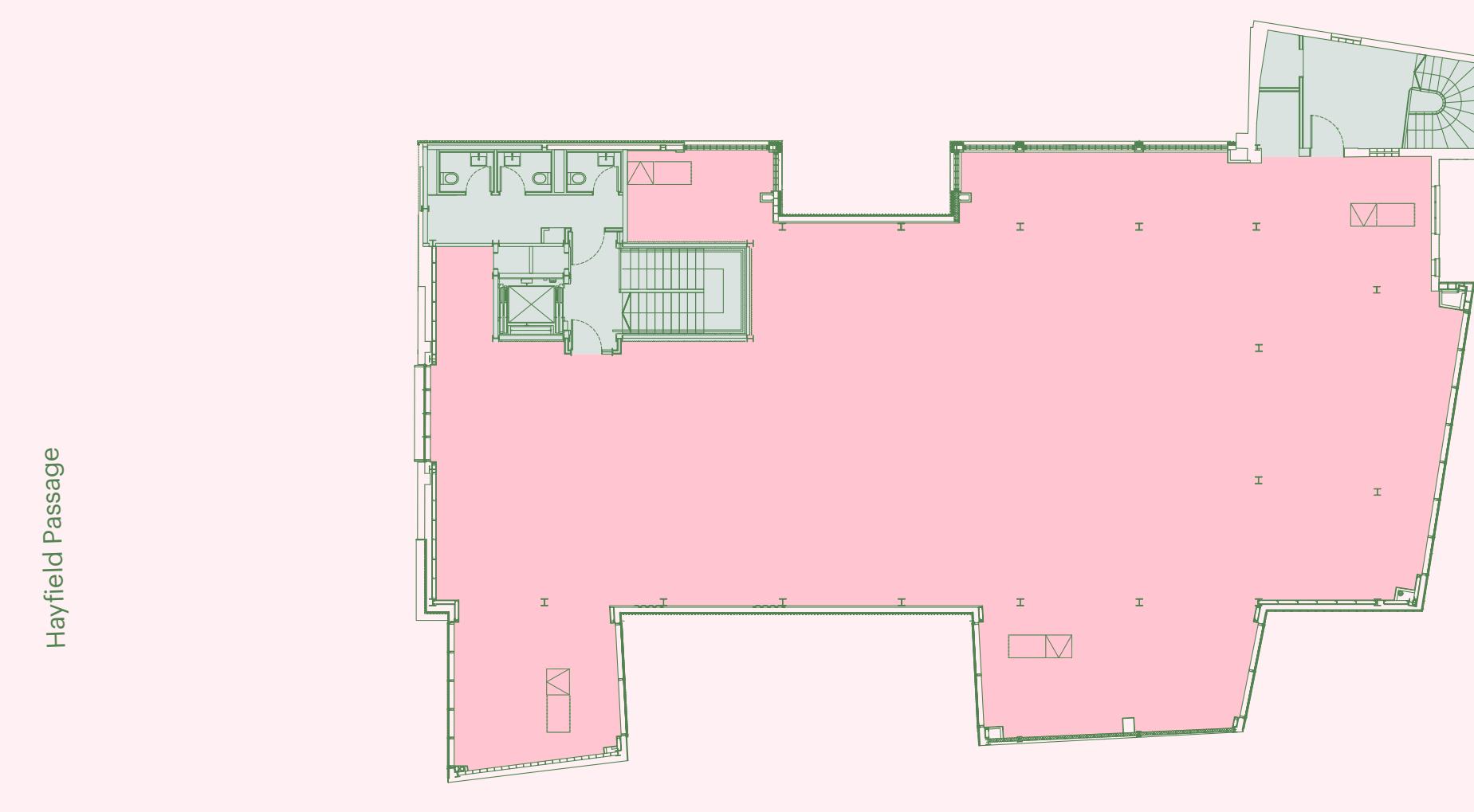
FIRST

OFFICE 5,717 FT² / 531 M²



SECOND

OFFICE 4,617 FT² / 429 M²





COFFEE

- 01 Bred 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



GIVE US
THE SIGNAL

Viewings

Strictly through the sole
joint letting agents.

Terms

Upon application.



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