

LOCK KEEPERS

28 NAVIGATION ROAD,
LONDON E3 3TG

A STUNNING **ARCHITECTURALLY
DESIGNED** SELF CONTAINED
OFFICE SPACE FOR SALE OR RENT





A stunning architecturally designed office space for sale or rent

- Set within an award-winning scheme designed by Allies and Morrison
- Attractive canal side development
- 5 minutes walk from Bromley-by-Bow Underground Station
- Double height areas with full glazing
- Ideal for owner occupation
- Gross Internal Floor Area 5,138 sq. ft.
- Net Internal Floor Area 4,584 sq. ft.
- Price £1.5 million for a virtual freehold interest
- Low capital value of £292 per sq. ft.
- Rent £115,000 per annum / £25 per sq. ft.

SUMMARY



DESCRIPTION

The premises forms part of the Lock Keepers development, an award winning scheme designed by Allies and Morrison providing a mixed use of residential apartments and 19,030 sq. ft. of commercial space.

The office is set over ground and first floors, directly overlooking the water of Bow Creek.

Internally, the space is unique with an attractive double height fully glazed work area. There are exposed concrete features, a selection of meeting spaces and touch down areas, alongside a fully fitted kitchen.

Amenities:

- Fully fitted, open plan office space
- Air conditioning & heating system
- Architectural designed LED lighting
- Fully accessible raised floor
- Open plan work areas
- Acoustic ceiling to the main office
- Board room
- Fully fitted kitchen
- Additional first floor kitchen
- Private WCs & shower facilities
- Security window shutters
- Reception & welcome area
- EPC C rating



Situated in the heart of East London, Bromley-by-Bow offers an increasingly popular setting that blends historic character with modern regeneration. Located within the London Borough of Tower Hamlets, the area benefits from excellent transport links, vibrant local amenities and easy access to key destinations across the capital.

Cultural, shopping and dining opportunities can be found nearby at Westfield Stratford City, one of Europe's largest urban shopping destinations, while the sporting and leisure facilities of Queen Elizabeth Olympic Park are also within easy reach.

Combining strong transport connections, riverside walks and access to some of East London's most exciting regeneration areas, Bromley-by-Bow provides an attractive and well-connected place to work.



LOCATION



Lock Keepers is well connected to the London Underground network at Bromley-by-Bow station, a five minute walk away.

The property is conveniently positioned close to Bromley-by-Bow Station, served by the London Underground's District and Hammersmith & City lines, providing direct connections to the City, Canary Wharf and central London.

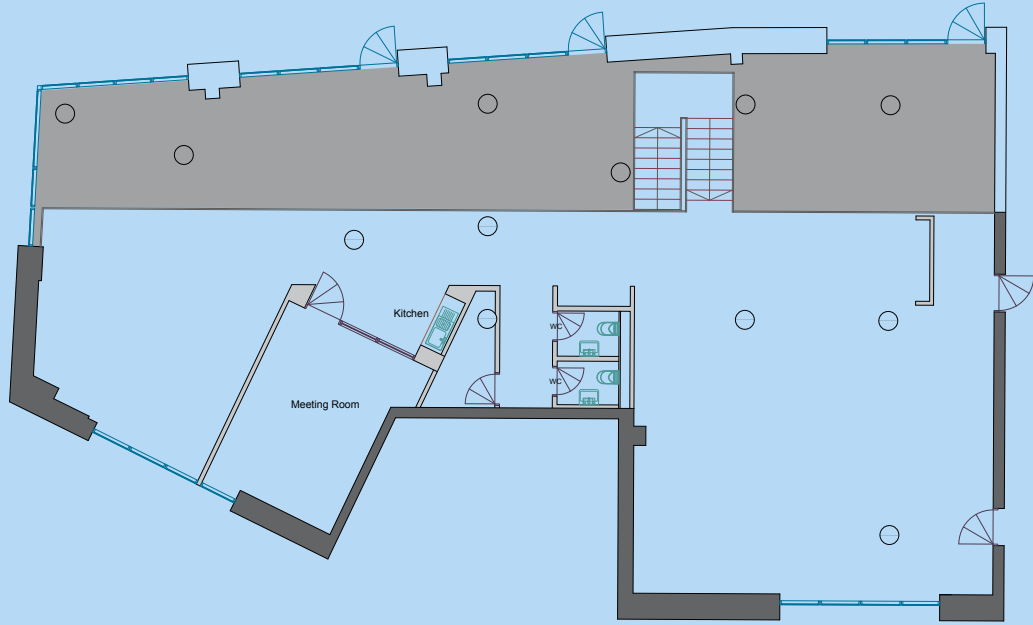
Nearby Devons Road DLR Station also offers fast links to the financial district at Canary Wharf and beyond.

Station Travel Time

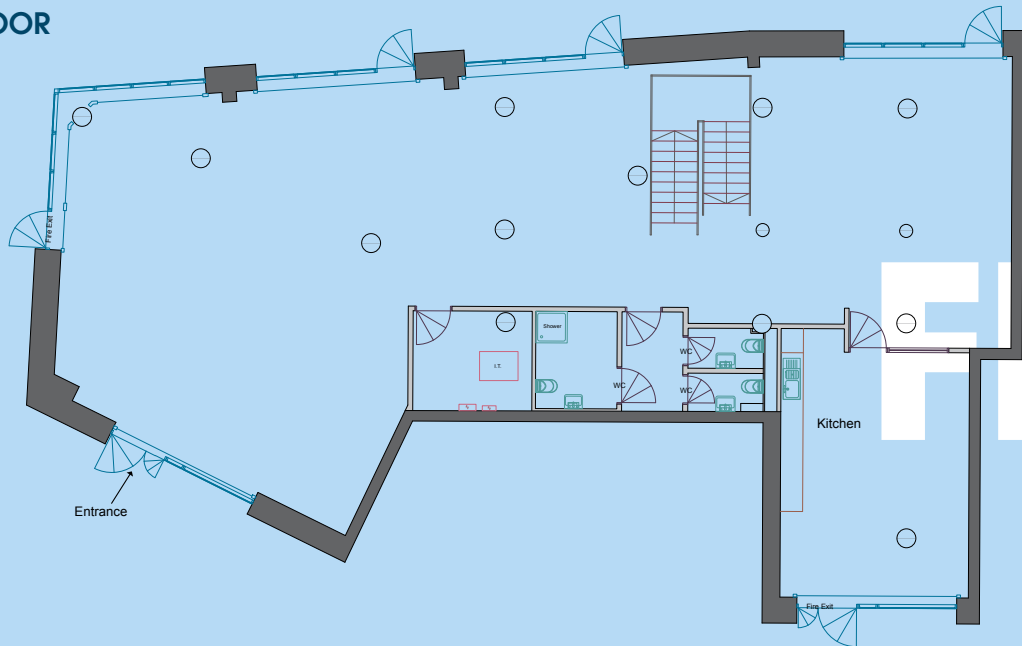
Liverpool Street	15 Minutes
Canary Wharf	17 Minutes
Farringdon	18 Minutes
London Bridge	22 Minutes
Oxford Circus	25 Minutes
Kings Cross & St Pancras	26 Minutes

TRANSPORT

FIRST FLOOR



GROUND FLOOR



Gross Internal Floor Area

First Floor:	2,160 sq. ft. / 200.7 sq. m.
Ground Floor:	2,977 sq. ft. / 276.6 sq. m.
Total:	5,138 sq. ft. / 477.3 sq. m.

Net Internal Floor Area

First Floor:	2,026 sq. ft. / 188.2 sq. m.
Ground Floor:	2,559 sq. ft. / 237.7 sq. m.
Total:	4,584 sq. ft. / 425.9 sq. m.

FLOOR PLANS

For Sale

A 999 year long leasehold interest is offered for sale for a term expiring 26 January 3015, subject to an annual peppercorn rent.

Price: £1.5m plus VAT (£292 psf)

For Rent

A new flexible lease is available for a term by arrangement

Rent: £115,000 per annum (£25 psf)

Service Charge: For the current year 2026 - £1,800

Business Rates (2026/27): £48,480 per annum / £10.58 psf

For further information or to arrange an inspection, please contact the sole agents:



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TERMS

**LOCK
KEEPERS**