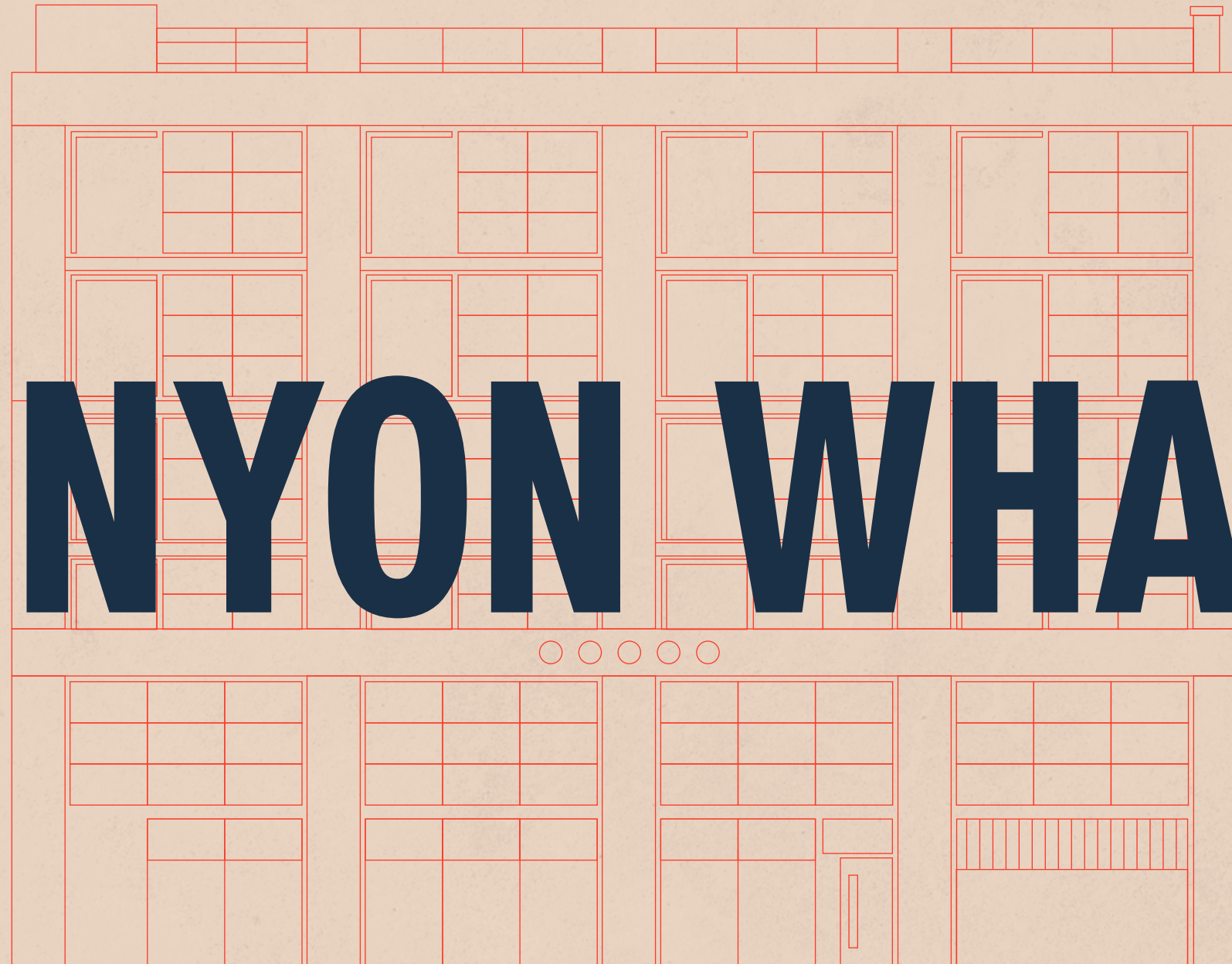


297 KINGSLAND ROAD
LONDON E8

BENYON WHARF



SELF-CONTAINED OFFICE / EDUCATION PURCHASE OPPORTUNITY

OPPORTUNITY SUMMARY

- Rare, self-contained building with dual Class F1 (Education) and Class E Office use
- Accommodation over ground to sixth floors with excellent branding opportunities onto Kingsland Road and 6 car parking spaces
- Well positioned on Regent's Canal and on Kingsland Road providing direct access into The City
- Fully let to SAE Education Limited at £447,725 per annum, equal to £25.00 per sq ft
- Offered with full Vacant Possession from 1st February 2027
- Net Internal Area of 17,909 sq ft
- Long leasehold of c.125 years
- Rental evidence in the local area supporting shown in excess of £30.00 per sq ft

Offers invited £4,850,000 reflecting an attractive capital value of £270 per sq ft based on the NIA



A BUSTLING HOTSPOT

The property is situated in Haggerston, to the south of Dalston and north of Shoreditch and The City

The vibrant neighbourhoods of Shoreditch and Hoxton are situated to the south, with the popular De Beauvoir Town to the east and the sought-after location of London Fields nearby. Benyon Wharf is desirably positioned, alongside Regent's Canal connecting Kingsland Basin through to Broadway Market.



SEAMLESS CONNECTIONS

The property boast excellent transport connectivity provided via Haggerston and Hoxton Overground stations (Windrush line), both within walking distance, offering direct services across London and convenient interchange with the Underground, Elizabeth Line and National Rail networks. Kingsland Road is also served by numerous bus routes, providing frequent services to the City, West End, Canary Wharf and wider East London.

Hackney continues to be one of London’s most dynamic and resilient sub-markets, characterised by strong occupational demand within the Education, Office and Fashion sectors.



KEY CONNECTIONS

HAGGERSTON
5 mins
1 mins

HOXTON
10 mins
2 mins

OLD STREET
24 mins
6 mins

SHOREDITCH HIGH STREET
25 mins
7 mins

KING'S CROSS ST PANCRAS
20 mins

LIVERPOOL STREET
11 mins

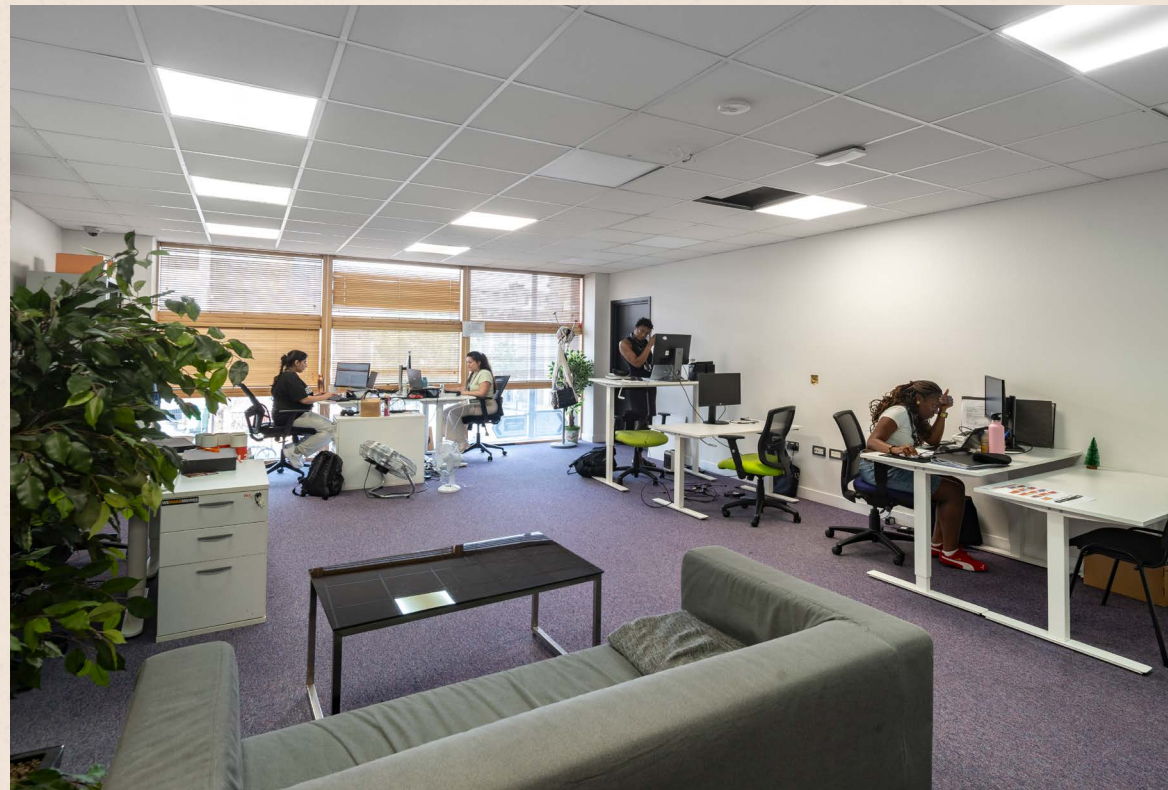


FOOD & DRINK	GYMS	PUBS	CAFÉS
1 Arepa & Co	1 Fierce Grace	1 Brewdog	1 Coffee Junction
2 Berber & Q	2 F45	2 The Glory	2 Fabrique Bakery
3 Bone Daddies	3 GymBox	3 The Stag's Head Gastro Pub	3 Gainsbrough Café
4 Cocotte	4 Britannia Leisure Centre	4 Signature Brew Taproom	4 Toconoco
5 Enoteca da Luca	5 Momentum Training		5 Towpath Café
6 HER	6 Crossfit Hackney		6 By the Bridge Café
7 Radio Alice Pizzeria	7 Pure Fitness Shoreditch		7 U7 Lounge
8 Sardine			
9 Serata Hall			
10 The Barge House			
11 Tonkotsu			
12 MAP Maison			
13 Curio Cabal			

PROPERTY SUMMARY

Benyon Wharf comprises a self-contained building, constructed in 2008 and arranged over ground and six upper floors. The property extends to approximately 17,909 sq ft (1,664 sq m) NIA and has been comprehensively fitted out by the current tenant to provide purposed designed Education and Office accommodation.

The layout would support continued use for flexible Education (Class F1) and Office, (Class E (g)(i)) with the long leasehold user clause also permitting Hotel (Class C1), subject to obtaining the necessary planning consents.

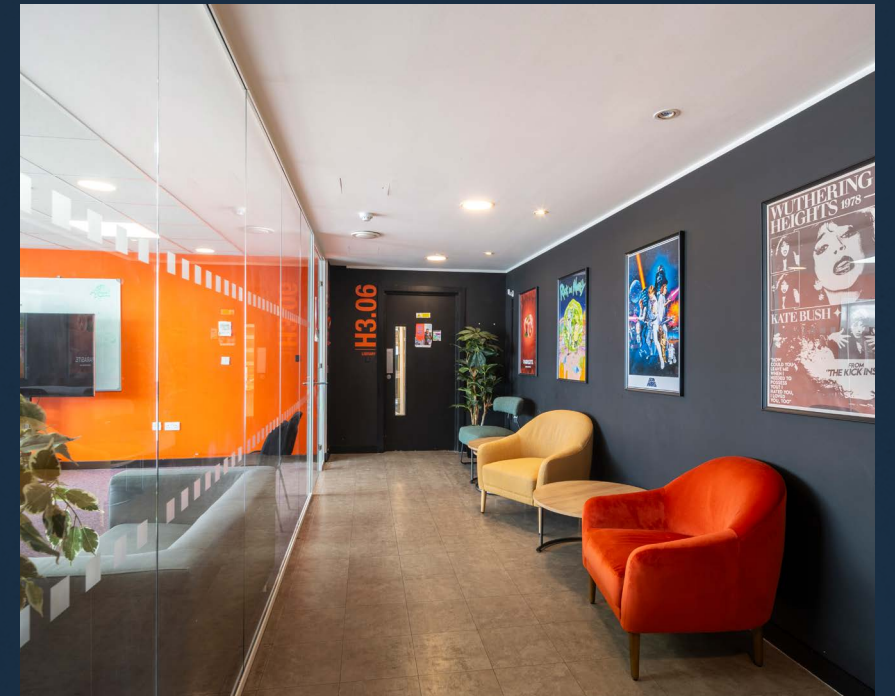
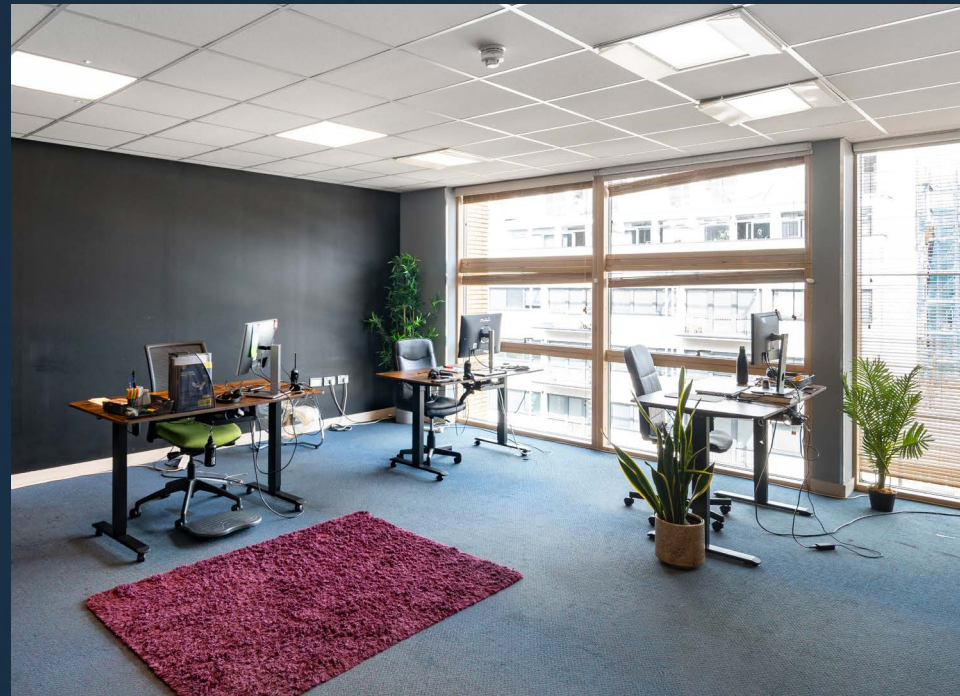


The property is held on a long leasehold interest with approximately 125 years unexpired at a peppercorn ground rent. The property benefits from six secure car parking spaces located within the basement car park.

The entirety of the property is currently let to SAE Education Limited at a rent of £447,725 with vacant possession scheduled for 1st February 2027.

The opportunity would present an attractive purchase opportunity for existing Education or Office providers looking to acquire their own premises within East London's vibrant Hackney district. Whilst investors will recognise the attractive capital value of just £270 per sq ft against achievable rents in the area shown in excess of £30.00 per sq ft. The permitted Hotel (Class C1) use within the head-lease will also present an attractive opportunity to developers, subject to necessary planning consents.





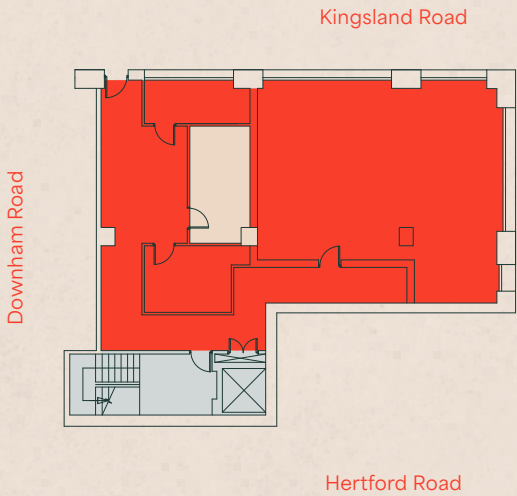


THE SPACE

FLOOR	NIA (SQ M)	NIA (SQ FT)
Sixth	240.99	2,594
Fifth	250.49	2,696
Fourth	250.44	2,696
Third	259.74	2,796
Second	257.14	2,768
First	251.57	2,708
Ground	153.43	1,651
Total NIA	1,663.80	17,909

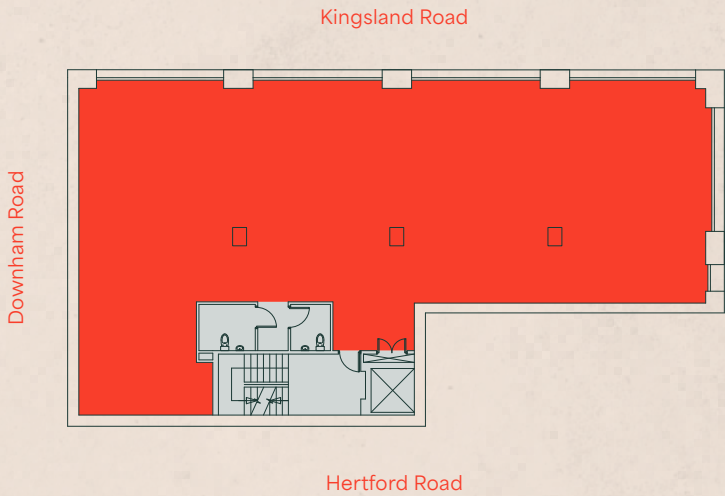
GROUND FLOOR

Office - 1,532 sq ft / 142.34 sq m
Reception - 119 sq ft / 11.09 sq m



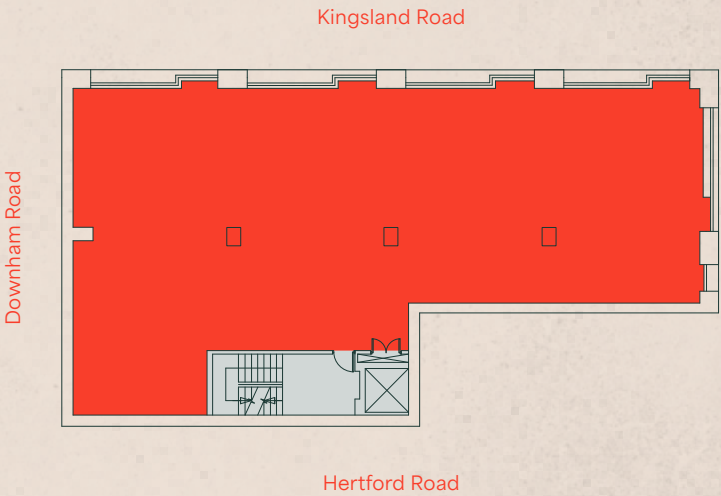
FIRST FLOOR

2,708 sq ft / 251.57 sq m



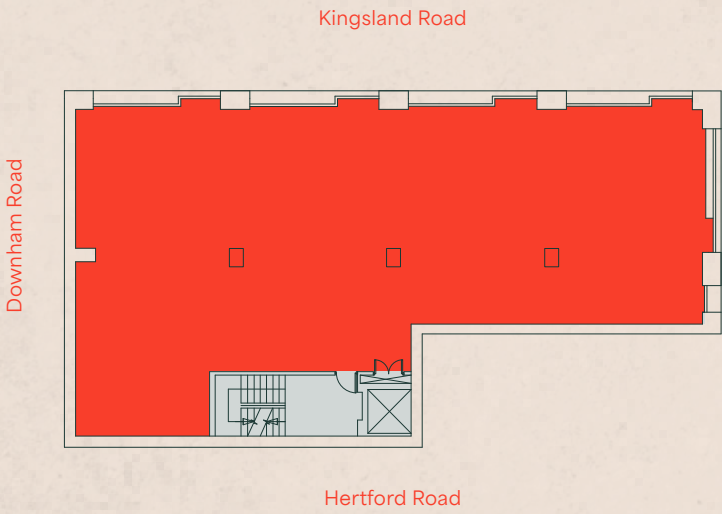
SECOND FLOOR

2,768 sq ft / 257.14 sq m



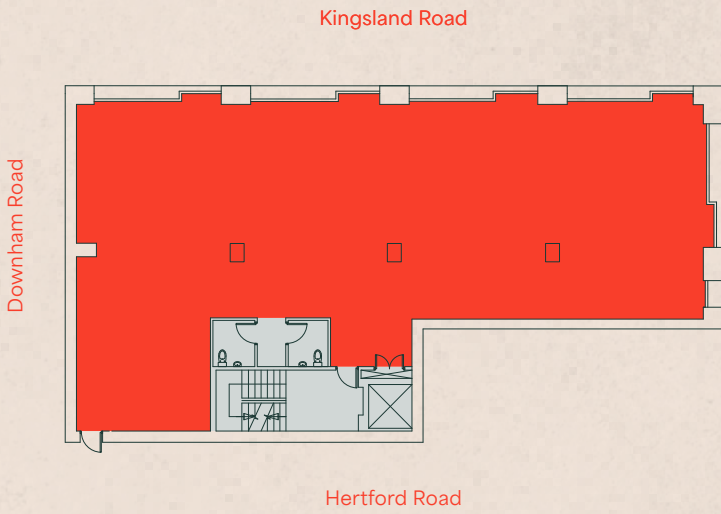
THIRD FLOOR

2,796 sq ft - 259.74 sq m



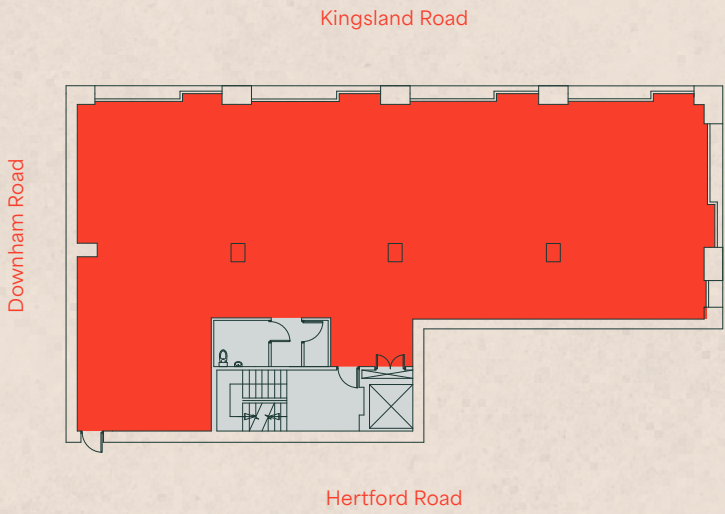
FOURTH FLOOR

2,696 sq ft - 250.44 sq m



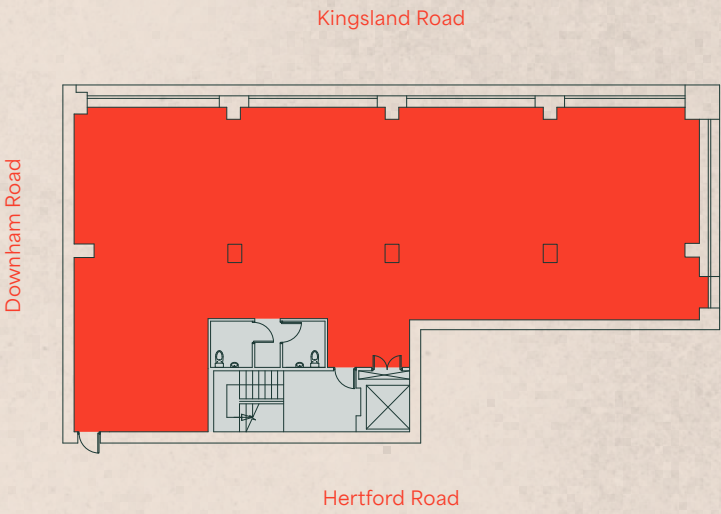
FIFTH FLOOR

2,696 sq ft - 250.49 sq m



SIXTH FLOOR

2,594 sq ft - 240.99 sq m



- Space

○ Reception

○ Core
- Plans not to scale.
For indicative purposes only.

TENURE

Title Number: EGL431006

PLANNING

The building is not listed but does sit within the Kingsland Conservation Area. We understand the planning use is currently Education (Class F1) and Office (Class E (g)(i)).

EPC

Rating C70 until March 2027

VAT

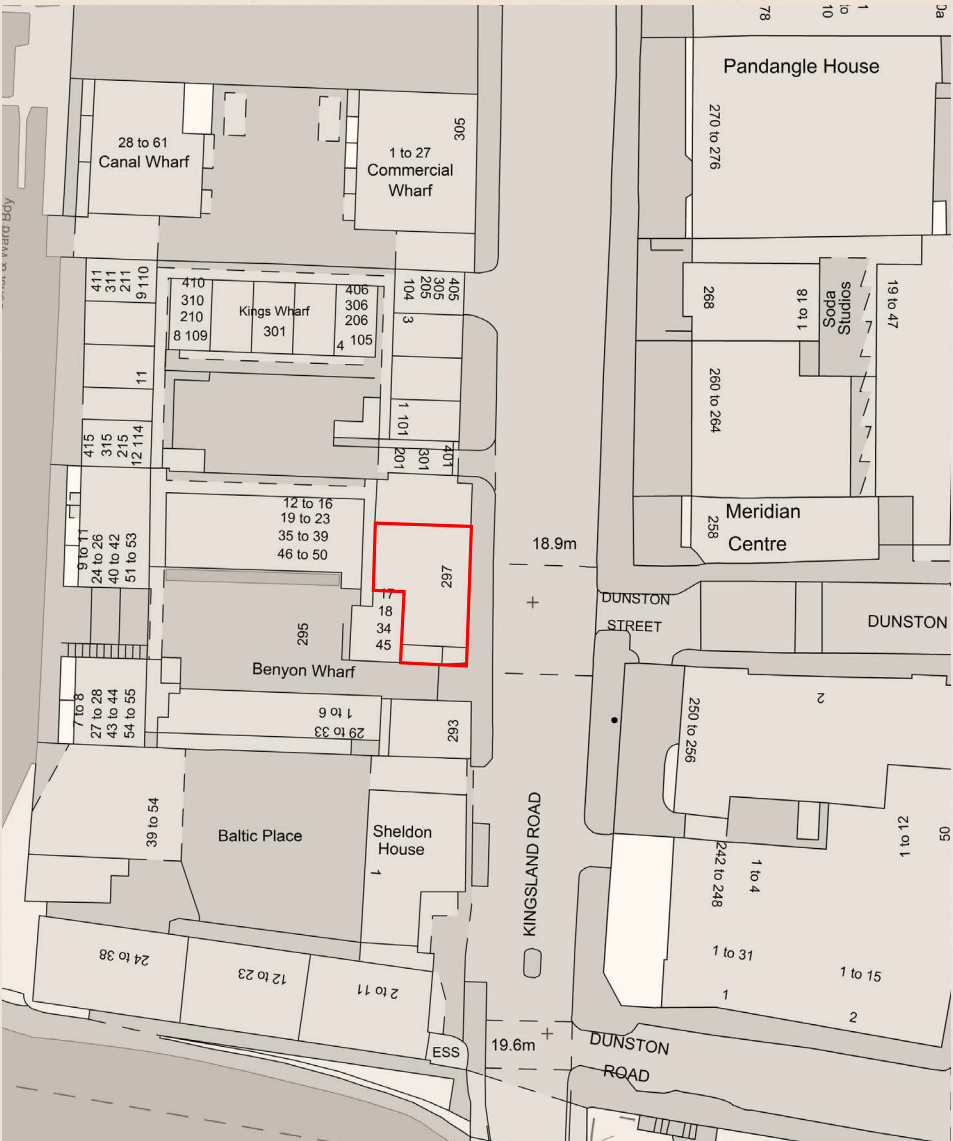
We understand the building is VAT elected.

DATA ROOM

Access available on request.

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.



VIEWING & CONTACTS

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