

42-44 DE BEAUVOIR CRESCENT



BANKSTOCK BUILDING

HAGGERSTON N1

FREEHOLD CLASS E & F1
(EDUCATION) OPPORTUNITY



BANKSTOCK BUILDING

OVERVIEW

OPPORTUNITY SUMMARY

Ground and first floor offering
Class E & F1 (Education)

Freehold title, with remainder of
floors sold off

Well positioned along Regent's Canal
fronting De Beauvoir Crescent

Offered with full vacant possession
from 1st February 2027

Fully let to SAE Education Limited at a
passing rent of £217,675 per annum

Net internal area of 8,707 sq ft

Offers invited **£2,500,000** reflecting
an attractive capital value of
£287 per square foot based on the NIA

THE LOCAL AREA

CANALSIDE CHARM

The property is located in Haggerston within the London Borough of Hackney, within a short walk of Haggerston Overground station and north of 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 to the east. Bankstock Building is desirably positioned, alongside Regent's Canal.

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.



LOCATION & AMENITY

A CREATIVE EPICENTRE

The property boasts 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. The building is located just off Kingsland Road, which is served by numerous bus routes, providing frequent services to the City, West End, Canary Wharf and wider East London.

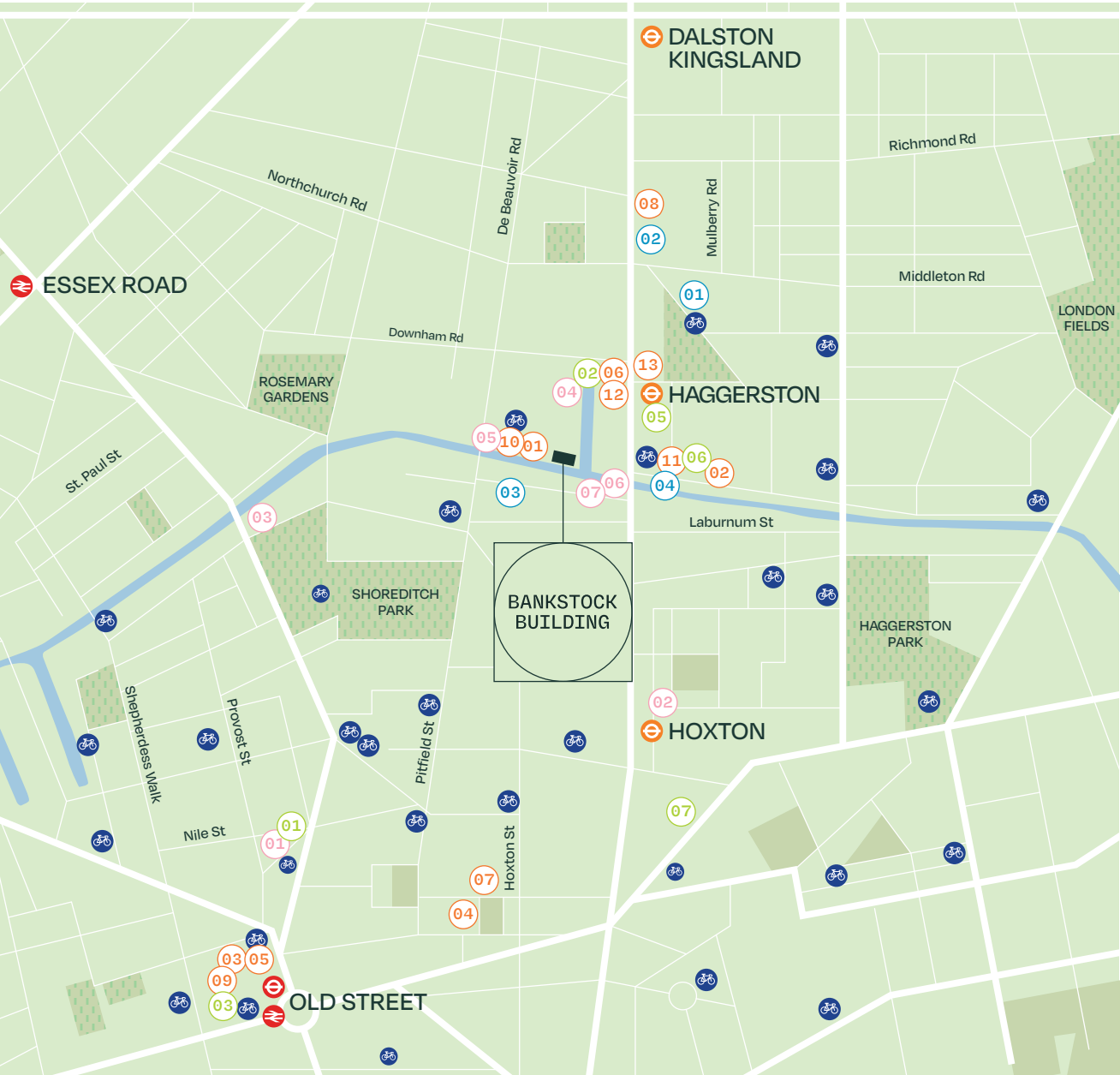


BANKSTOCK BUILDING

KEY CONNECTIONS

Source: Google Maps

 Haggerston 09 mins 03 mins	 Hoxton 13 mins 05 mins	 Old Street 21 mins 05 mins 	 Shoreditch High Street 26 mins 06 mins	 King's Cross ST Pancras 20 mins 	 Liverpool Street 18 mins
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LOCAL AMENITY

Food & Drink

- 01 Arepa & Co
- 02 Berber & Q
- 03 Bone Daddies
- 04 Cocotte
- 05 Enoteca da Luca
- 06 HER
- 07 Radio Alice Pizzeria
- 08 Hoax
- 09 Old Street Tavern
- 10 The Barge House
- 11 Tonkotsu
- 12 MAP Maison
- 13 La Bibliothèque

Pubs

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

Gyms

- 01 Fierce Grace
- 02 F45
- 03 GymBox
- 04 Britannia Leisure Centre
- 05 Momentum Training
- 06 CrossFit Hackney
- 07 Pure Fitness Shoreditch

Cafés

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



THE BUILDING

CANALSIDE VIEWS, CITY BEATS

Bankstock Building comprises a seven storey, mixed-use building of concrete frame construction, originally dating from the 1930s. It is arranged over lower ground, ground and five upper floors with commercial accommodation on the lower ground to third floors and residential use on fourth and fifth floors.

The freehold title is offered for sale together with the ground and first floor commercial accommodation, totalling 8,707 sq ft. The rest of the building has been sold off on long leases.



THE BUILDING

ENGINEERED FOR CREATORS

The space has been fitted out and sub divided by the current occupier into a range of recording studios, classrooms and offices. The property also benefits from two secure car parking spaces in the basement car park.

The two floors are currently let to SAE Education Limited at a rent of £217,675 per annum, with vacant possession scheduled to take place 1st February 2027.

The opportunity would present an attractive purchase opportunity for owner occupiers looking to acquire their own premises within East London's vibrant Hackney district whilst investors will recognise the attractive capital value of just £287 psf based on the NIA.



Indicative office floor within the building



ACCOMMODATION

THE SPACE

FLOOR	USE	SQ M	SQ FT
First	Office	436.23	4,696
Ground	Office	372.64	4,011
Total NIA		808.87	8,707

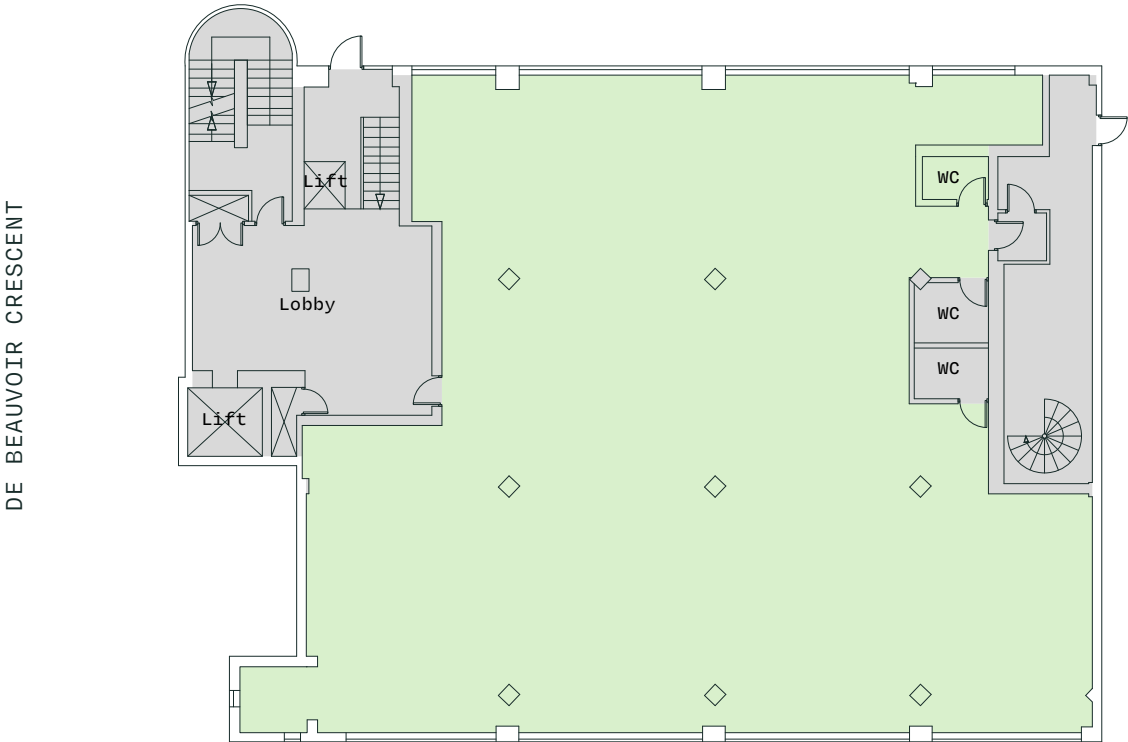
GROUND FLOOR

4,011 SQ FT / 372.64 SQ M

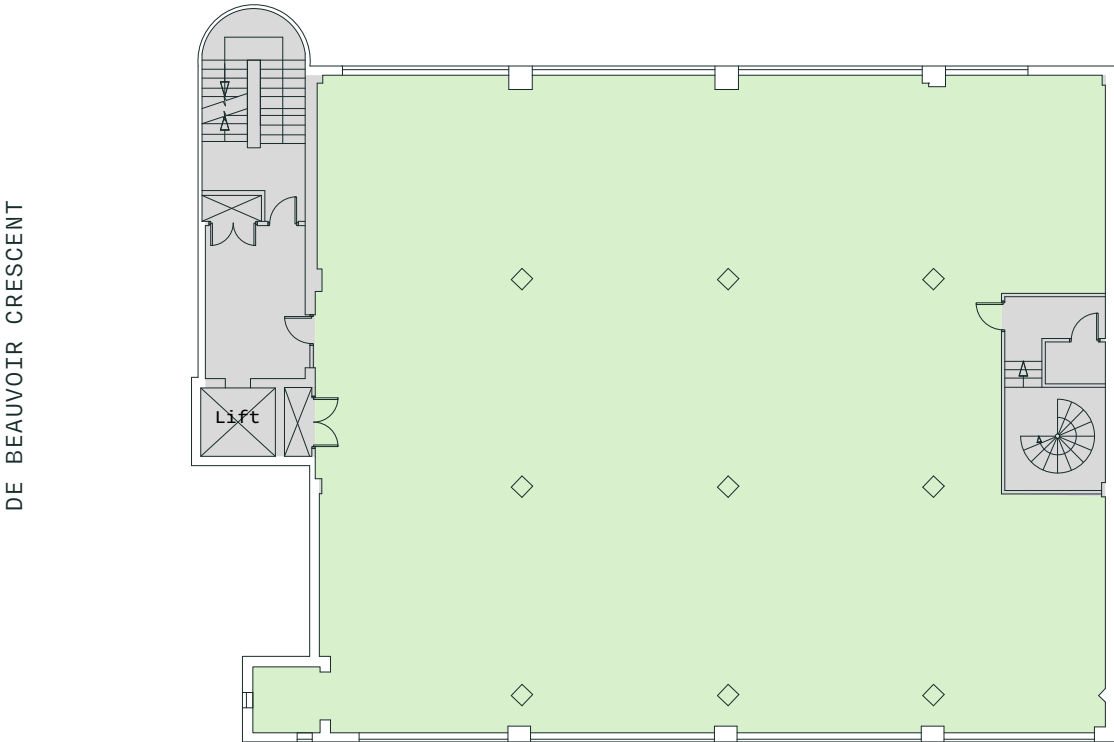
FIRST FLOOR

4,696 SQ FT / 436.23 SQ M

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DE BEAUVOIR CRESCENT



Office Core

Floor plans not to scale.
Indicative only.



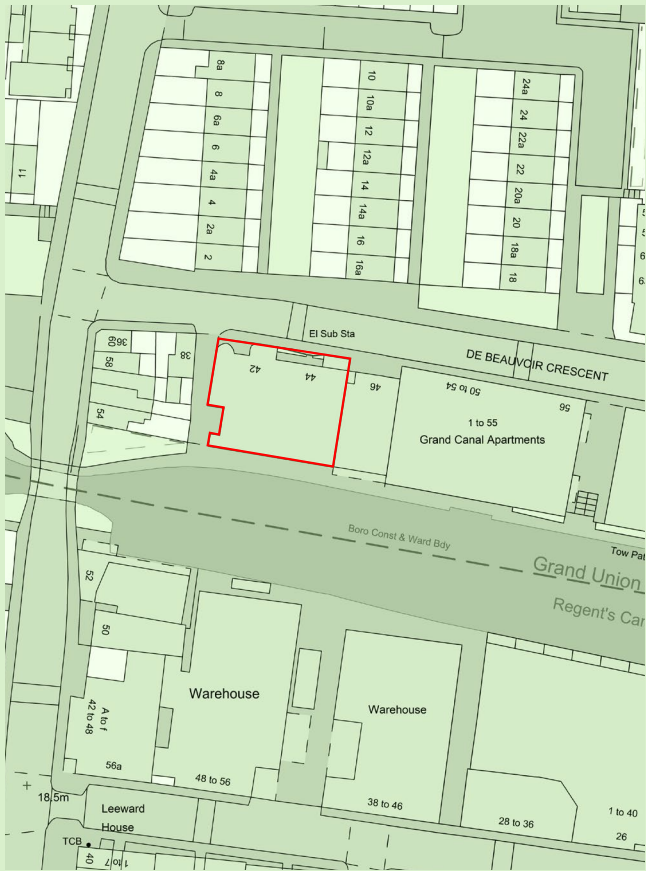
TENANCY SCHEDULE

Demise	Tenant info	Lease start	Lease expiry	Rent Per annum
Ground and first floor	SAE Education Limited	01 Feb-24	31 Jan-2027	£217,675
Second floor	Blink Entertainment Ltd	09 Oct-15	08 Oct-3014	£300
Suite D, third floor	Hodico Limited	28 Dec-07	27 Dec-3006	£300
Kiosk 1,2,3	Jason Lowe Ltd	19 Oct-09	18 Oct-3008	£50
Kiosk 4	Jason Lowe Ltd	18 Feb-11	27 Dec-3006	£50
Flat 1	Private individual	28 Dec-07	27 Dec-3006	£100
Flat 2	Private individual	28 Dec-07	27 Dec-3006	£100
Flat 3	Private individual	28 Dec-07	27 Dec-3006	£100
Flat 4	Private individual	28 Dec-07	27 Dec-3006	£100
Flat 5	Private individual	28 Dec-07	27 Dec-3006	£100
Flat 6	Private individual	07 May-08	27 Dec-3006	£100
Flat 7	Private individual	26 Mar-08	27 Dec-3006	£100
Flat 8	Private individual	25 Mar-08	27 Dec-3006	£100
Total				£219,175





FURTHER INFORMATION



Not to scale, indicative only.

TENURE

Title Number: EGL153390.

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

Rating D83 until February 2027.

DATA ROOM

Access available on request.

PLANNING

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

VAT

We understand the building is VAT elected.

VIEWINGS
& CONTACT

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