



# GALL WAY

# ISE

469 BETHNAL GREEN ROAD EC2



RAW

BEAUTY

PRESERVED

CARBON

EMBODIED

A true modernised warehouse aesthetic preserved for the next generation of creatives.

Galvanise is respectfully restoring its inherited architectural features that gives the building its own distinct personality. Retrofitted rather than rebuilt means that features are retained and carbon remains embodied.



# Unmistakably Bethnal Green.

**Galvanise is a landmark mixed-use development that sets the benchmark for creative and sustainable space in Bethnal Green.**

Designed by architects Carmody Groarke, the building will provide 18,225 square feet of exceptional column-free, flexible workspace split over five upper floors.

The building also features 1,850 square feet of double height retail space that has been designed to activate the ground floor and work in harmony with its surroundings.



CGI. For indicative purposes only

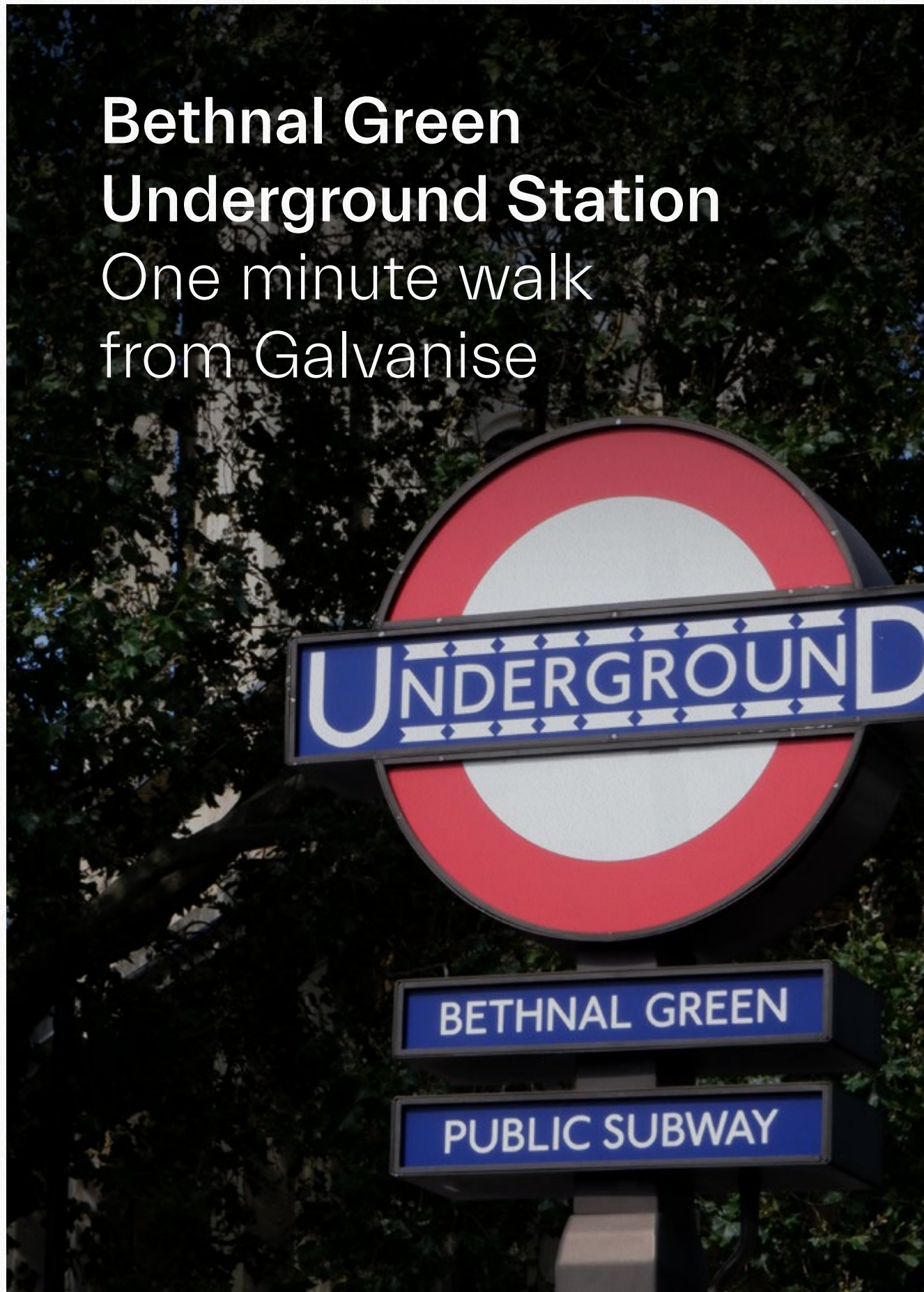
4 GALVANISE

5 GALVANISE



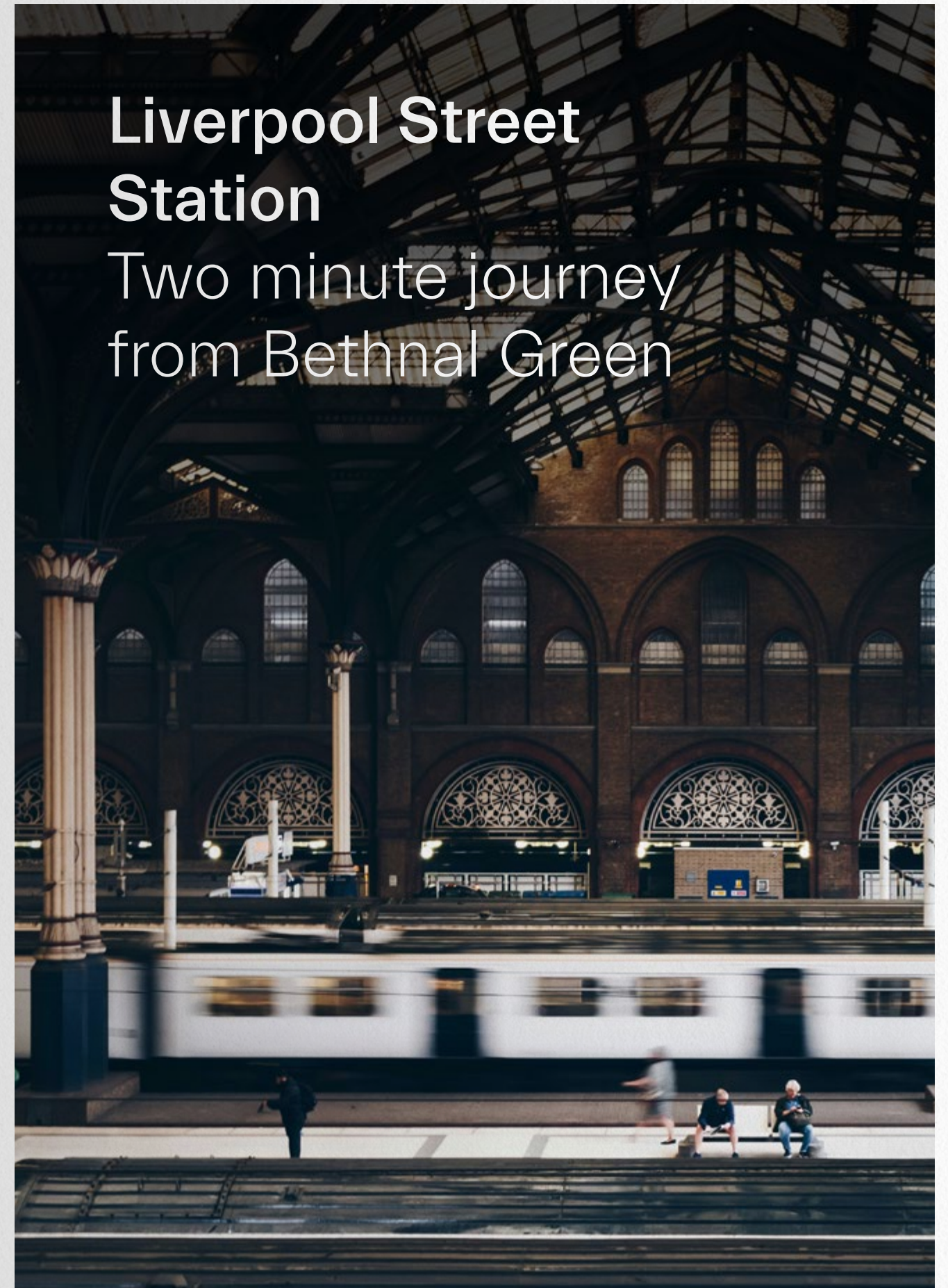
# Bethnal Green Underground Station

One minute walk  
from Galvanise



# Liverpool Street Station

Two minute journey  
from Bethnal Green





# THE MUSEE FOR

Multicultural, lively and unpolished, Bethnal Green's creative newcomers rub shoulders with true East Londoners to create a particular and peculiar neighbourhood, full of energy and clearly on the brink of huge change.

# CREATORS

# THINKERS

# & MAKERS



A day in the life

**07:30//** You could hit the gym, or climbing wall for the release of morning endorphins, or you could soak up the night before with a classic full English at the award winning E.Pellicci.

**08:30//** There's plenty to please our inner coffee snobs with a plethora of independent java-dealers like Fuckoffee to get your fix of morning Joe.

**11.00//** Take a wander around Columbia Road's eclectic mix of retailers, from jewellers to artisan bakers. It's so much more than just flowers.

**13.00//** There are loads of places to grab a bite, but every so often, it's worth the 10 minute walk down Brick Lane to grab a Bagel from Beigal Bake. Get there early to avoid the queues.



# Dusk Till Dawn.

- #01 E.Pellicci
- #02 Fuckoffee
- #03 Columbia Road
- #04 Beigal Bake
- #05 Young V&A
- #06 Mother Kelly's
- #07 Sager + Wilde
- #08 Bethnal Green Working Men's Club



**15:00//** Expand your mind and rediscover your playful side by visiting the continuously changing exhibitions at the Young V&A.

**18:00//** Head down to Mother Kelly's, just one of the many spots for a cheeky post work jar (or two) of London's finest craft ale.

**20:00//** Check out Paradise Row for the Sager + Wilde restaurant with a terrace and private dining room set in a beautiful old Railway Arch.

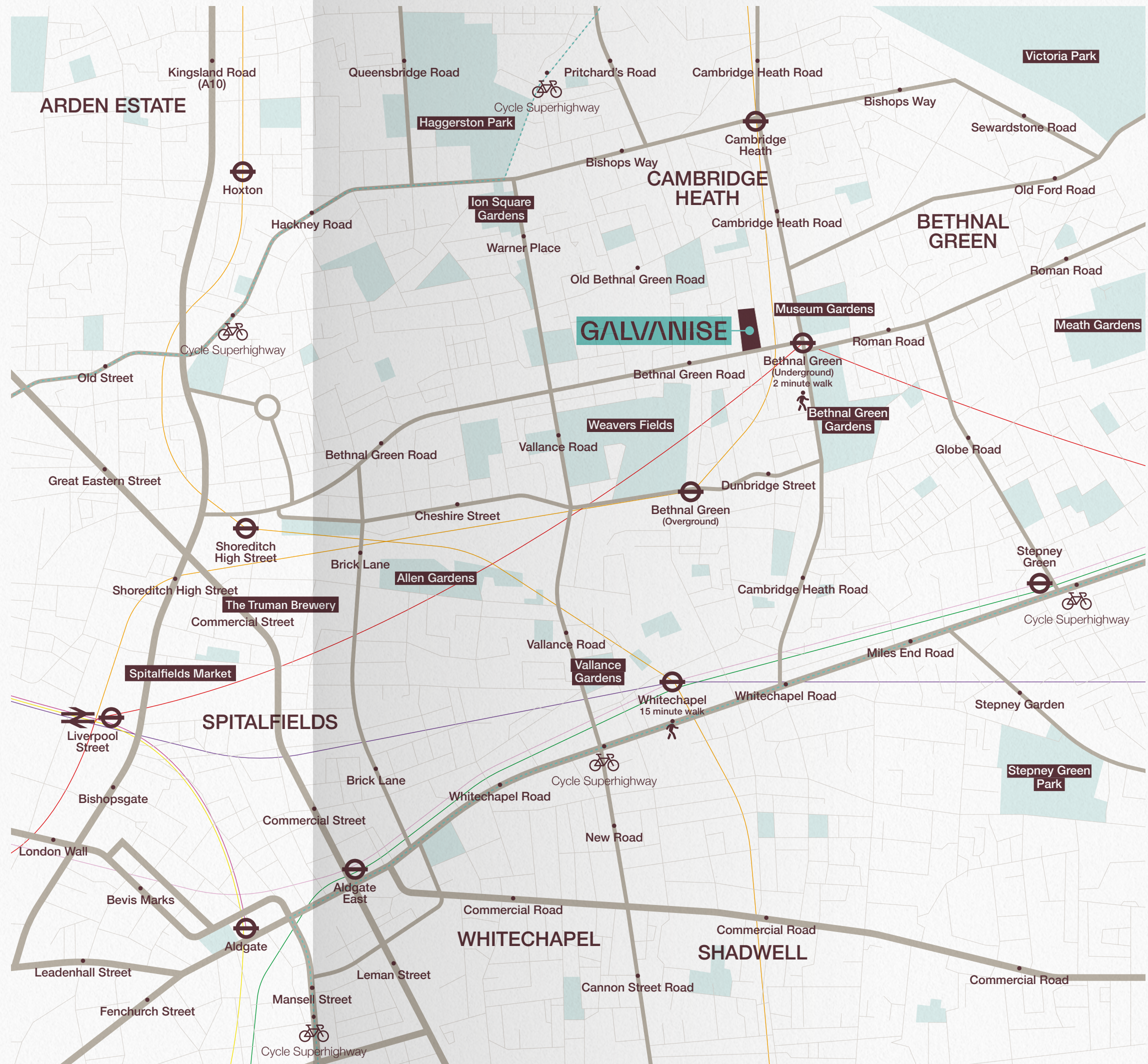
**23:30//** You really should be heading home, but if you're feeling a little wild, head down to Bethnal Green Working Men's Club till the sun comes up again.



# One minute walk to Bethnal Green Underground Station

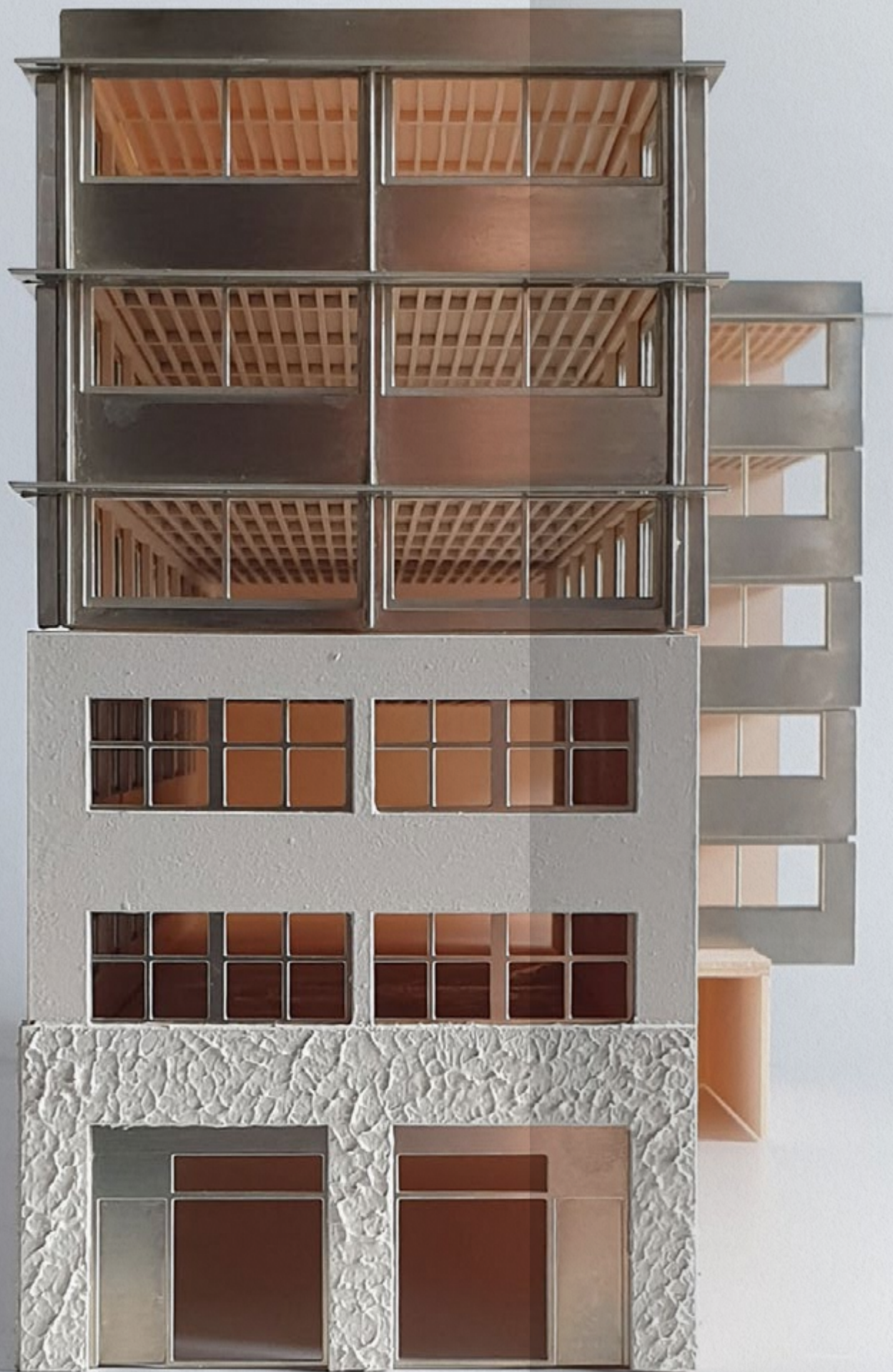
## Travel time from Bethnal Green (Underground)

|                      |            |
|----------------------|------------|
| Liverpool Street     | 2 minutes  |
| Bank                 | 5 minutes  |
| Holborn              | 9 minutes  |
| Tottenham Court Road | 11 minutes |
| Oxford Circus        | 12 minutes |
| Bond Street          | 14 minutes |





# Warehouse to Workplace.



## A Vision for Modern Office Transformation

**Our mission is to create the best office building in Bethnal Green.**

Designed with integrity, led by sustainability and an imperative to prioritise refurbishment over redevelopment. The reuse of the existing building will reduce carbon in construction while passive architecture detailing will help to lower the building's energy in operation, creating an exemplar of environmental sustainability.

Achieved through collaboration, the development and extension of the former 1970s textile workshop draws on the building's spatial and material qualities, retaining the masonry-clad steel frame and doubling its form with a new lightweight three-story extension.

The building will provide a new, low-energy and materially rich office space, of a quality unmatched elsewhere in Bethnal Green.

The sensitive and generous transformation marks the beginning of a new chapter which will elevate the robust three storey masonry building into an architectural masterpiece in the heart of East London. Built to endure.





CGI. For indicative purposes only

As investors and developers, we see great value in using what's already here and seek to retain and celebrate as much of the existing building and its story as possible.

Our vision, delivered in collaboration with architects Carmody Groarke, is fundamentally led by sustainability. We have an obligation to prioritise refurbishment over redevelopment and maximise the use of existing structures to retain embodied carbon in the existing structure.

Carmody Groarke have created a design which will seamlessly blend the original characteristics of the grey brick warehouse building with a new galvanised steel facade that sits like a silver "crown" atop the existing structure. The architectural composition of old and new is seen as a cohesive whole, united by a palette of silver-grey materials.

The retail space on the ground floor is thoughtfully designed to establish a dynamic and inviting connection with the bustling urban street. Its architecture harmoniously complements the surrounding environment, creating a seamless transition and permeability between the building and the streetscape.

The open plan floor plates offer a flexible, unobstructed layout that maximizes the use of space and promotes collaboration, creativity, and a sense of community among employees. The space eschews traditional cubicles and closed offices in favour of a dynamic and adaptable work environment that reflects the evolving needs and preferences of today's workforce.









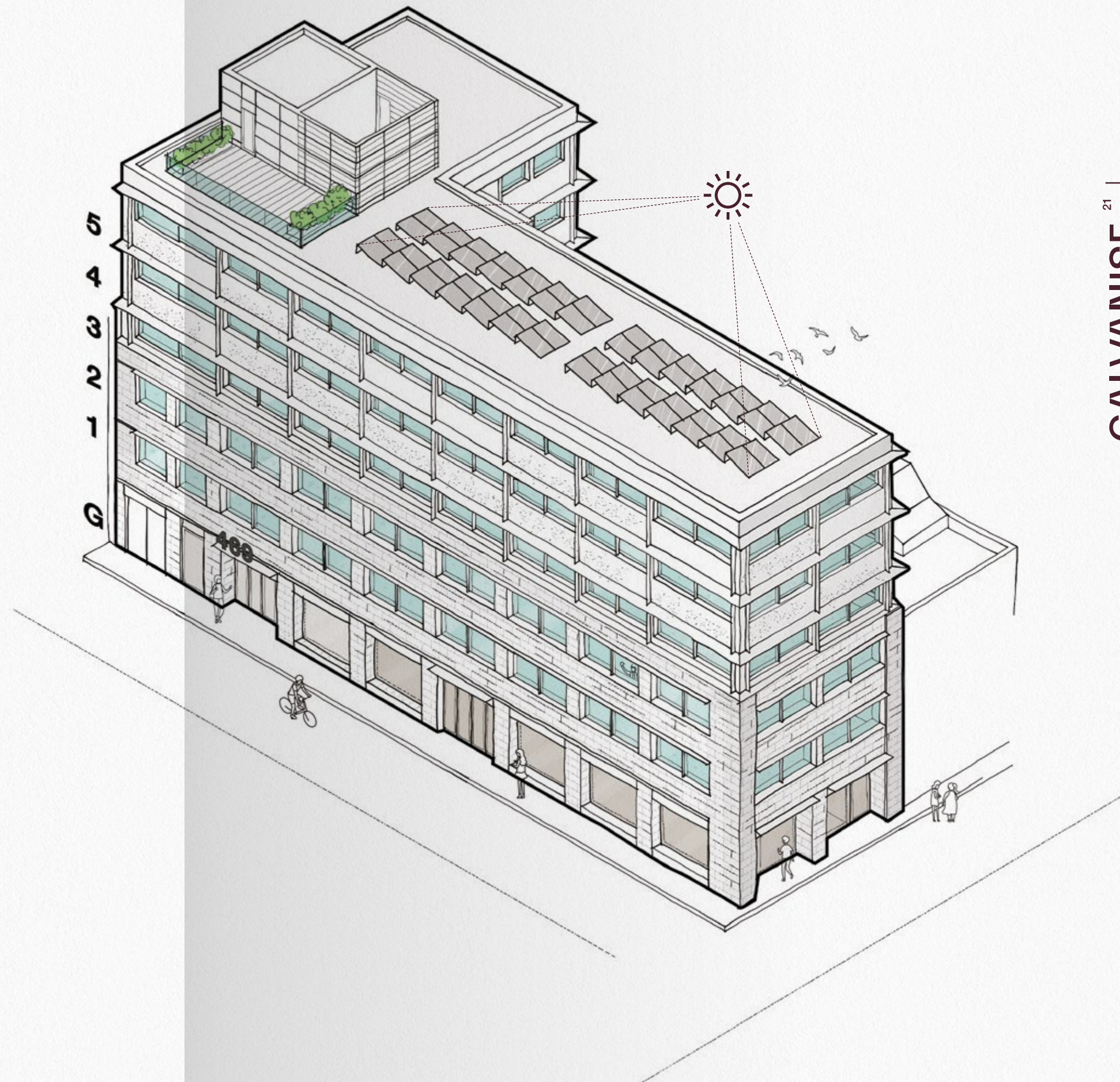
**Your office. Your way.**

Flexible, column free work space. As standard. Blank canvas (Cat A) or customised and fully fitted (Cat B)? Your choice. Traditional lease or serviced office? You decide.

# Space.

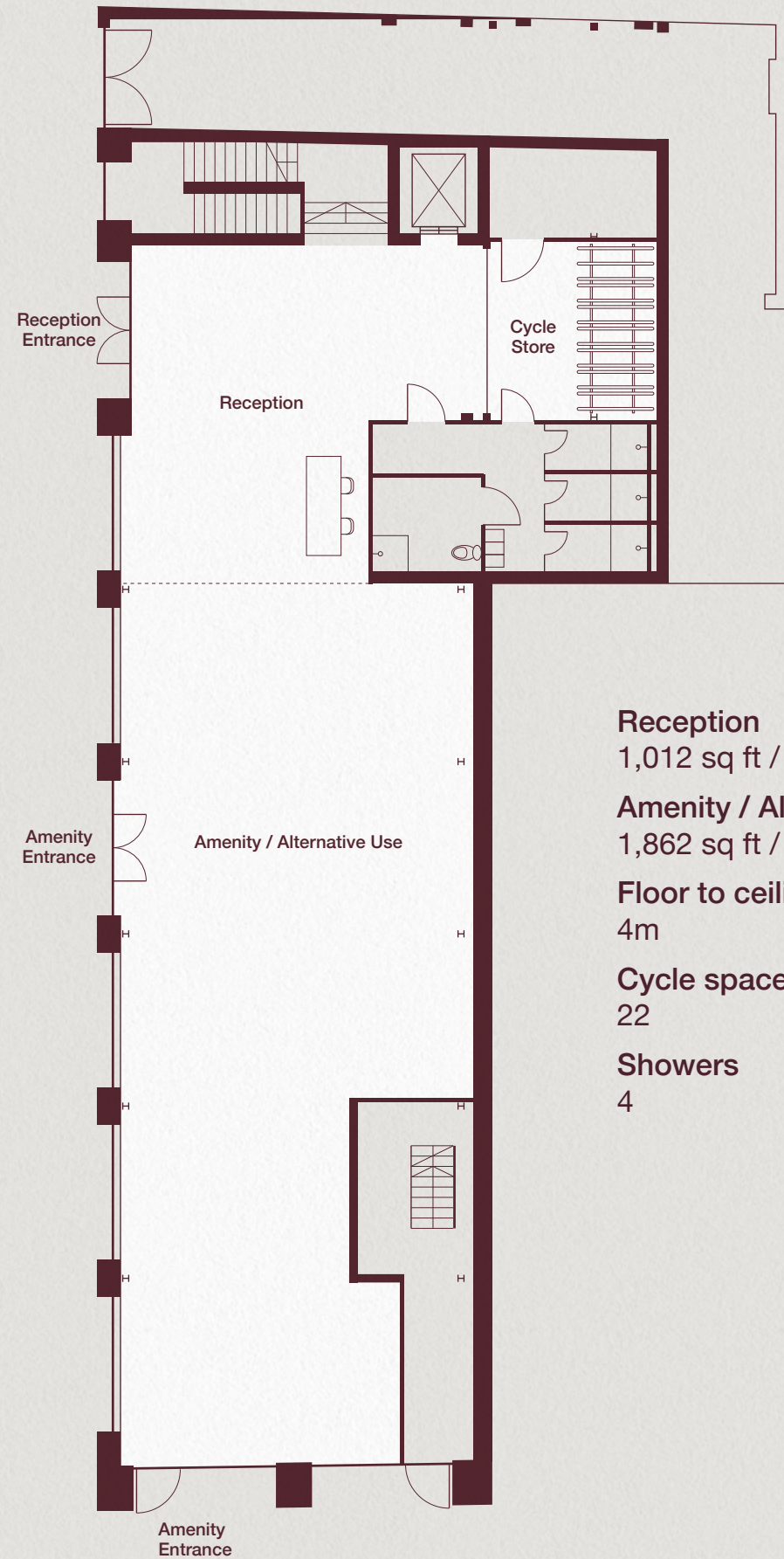
**Accommodation (NIA)**

|                        |                     |                   |
|------------------------|---------------------|-------------------|
| Fifth floor workspace  | 3,542 sq ft         | 329 sq m          |
| Fourth floor workspace | 3,542 sq ft         | 329 sq m          |
| Third floor workspace  | 3,585 sq ft         | 333 sq m          |
| Second floor workspace | 3,778 sq ft         | 351 sq m          |
| First floor workspace  | 3,778 sq ft         | 351 sq m          |
| <b>Workspace total</b> | <b>18,225 sq ft</b> | <b>1,693 sq m</b> |
| Ground floor reception | 1,012 sq ft         | 94 sq m           |
| Ground floor retail    | 1,862 sq ft         | 173 sq m          |
| <b>Building total</b>  | <b>21,099 sq ft</b> | <b>1,960 sq m</b> |





# GROUND FLOOR



**Reception**  
1,012 sq ft / 94 sq m

**Amenity / Alternative Use**  
1,862 sq ft / 173 sq m

**Floor to ceiling**  
4m

**Cycle spaces**  
22

**Showers**  
4

Plan not to scale.  
For indicative purposes only.



# TYPICAL FLOOR



**Workspace**  
3,778 sq ft / 351 sq m

**Floor to ceiling**  
3m

**Exposed ceiling & exposed soffit**

**Shower**  
x1 per floor

**WCs**  
x4 per floor

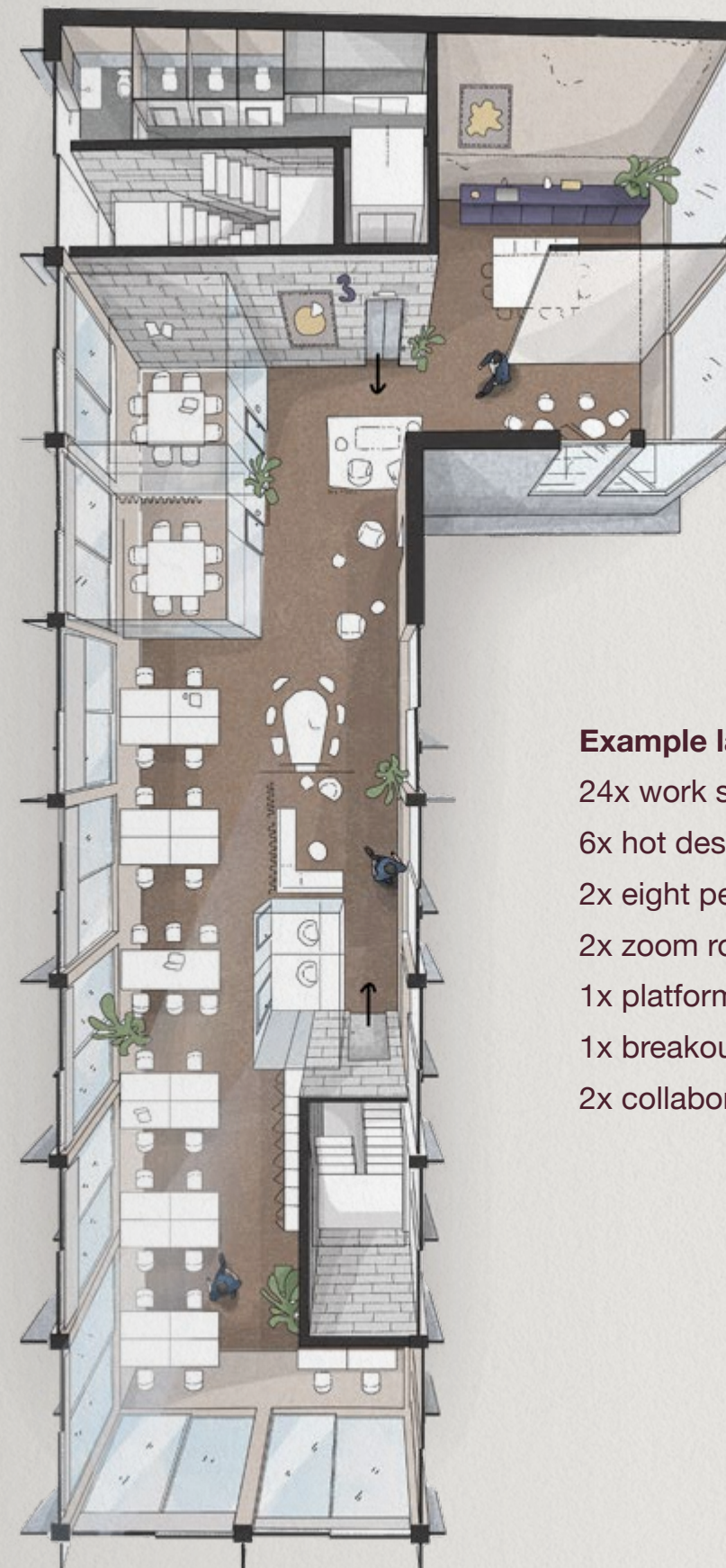
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# FITOUT EXAMPLE



- Example layout**
- 24x work stations
  - 6x hot desk stations
  - 2x eight person meeting room
  - 2x zoom rooms
  - 1x platform seating area
  - 1x breakout area
  - 2x collaboration area



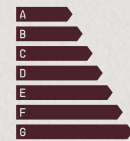
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# Specification.



**BREEAM**  
Targeting 'Outstanding'



**EPC**  
Targeting 'B'



**Nabers**  
Targeting '5 Stars'



**Well**  
'Platinum Ready'



**Wired Score**  
'Platinum Ready'



**Architecture**  
Inspirational & authentic  
warehouse aesthetic



**Typical floors**  
3,600 sq ft column  
free space



**Retail**  
1,850 sq ft of integrated,  
prominent retail amenity



**Retrofit**  
Three extensively retrofitted floors  
with three new additional storeys



**Cycling**  
22 secure cycle spaces



**Showers**  
4x ground floor showers  
+ 1x shower per floor



**Lockers**  
12 communal lockers



**Windows**  
Sliding, openable anodised  
SAS windows



**Floor-to-ceiling height**  
Ground floor 4.0m  
Upper floors 3.0m



**Passenger lift**  
1x 13 person



**Lighting**  
LED lighting throughout  
300-500 LUX



**Biodiversity**  
2x biodiverse roofs and 3x swift  
boxes to attract pollinators and  
black redstarts



**Terrace**  
Small open air roof terrace  
accessible by staircase



**Natural materials**  
Solid spruce end grain timber  
throughout the ground floor  
reception and retail space



**Retained materials**  
Existing refurbished exposed  
concrete columns and beams  
with clay pot infill



**Finishes**  
Raw plaster finish and exposed  
steelwork columns through  
each floor plate



**Heating**  
Perimeter finned  
tube radiators



**Ventilation**  
Mechanical ventilation (in addition  
to natural ventilation) & mechanical  
heat recovery



**Trunking**  
Floor boxes across each floor  
& perimeter trunking



# ZINC IRON STEEL



# N&



The galvanising process gives the host metal a new durability and long lasting quality which is a really nice analogy to think about this development. What we're doing is saving what's already here and giving it a new future and longevity.

~ Lukas Barry  
Carmody Groake





A development by

**UNITY**

unitygroup.world

Architects

**CARMODY  
GROARKE**

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Designed by **JAMES&JAMES** | jamesjames.design | Ref: 2301013 | January 2024



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08  
CAVE/AMISOL

31  
CAVE/AMISOL



# GALVANISE

UNMISTAKABLY BETHNAL GREEN



[galvanise.london](http://galvanise.london)

Bethnal Green E2  
[///energetic.began.drive](http://energetic.began.drive)

**UNITY**