

# GALVANISE

469 BETHNAL GREEN ROAD E2





# Unmistakably Bethnal Green.



3,600 sq ft  
Typical Floor



EPC A



'EXCELLENT'



Well located



Natural & retained  
materials



Fibre Enabled

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


Designed by renowned architects Carmody Groarke ([www.carmodygroarke.com](http://www.carmodygroarke.com)), it provides 18,225 square feet of exceptional column-free, flexible workspace over five upper floors.

The 1,862 sqft Ground Floor retail unit is occupied by new all day dining concept 'Briq' brought to you by Exmouth Coffee.






# Your space. Your way.




- Long term lease
- CAT A open plan
- Your own fit out

**Traditional**




- Need flexible lease terms to fit your business requirements? No problem.

**Flexible**



- Pre-fitted space provided by the Landlord

**Fitted**



- Here to simplify your day to day operations and maintenance

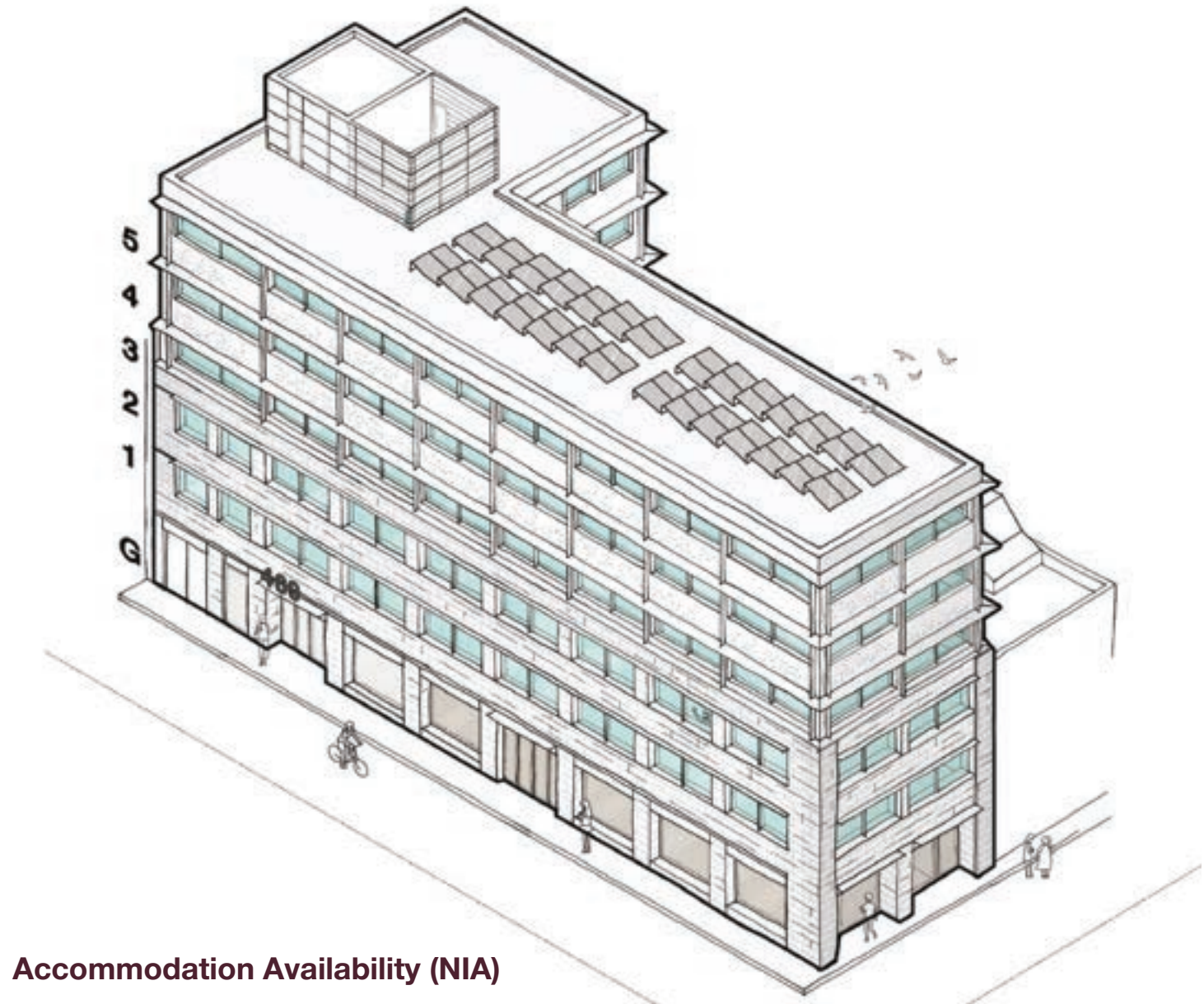
**Managed**

## Your choice. Traditional lease or managed office? Long or short term? You decide.

All floors benefit from our Fibre Enabled relationship with One Fibre, our on site Community Manager based at the building reception and out of hours remote security monitoring / key holding response.

Our Managed Office wrapper provides a single monthly bill which includes:

- Daily office cleaning
  - Up to 100MB Fibre Connection and WIFI (Expansion packs also available)
  - Utilities
  - Mechanical and Electrical Maintenance
- General day to day maintenance (Labour only)
  - Building insurance, service charge and business rates
  - Sundries (tea, coffee, biscuits)
  - A daily office walk through



Accommodation Availability (NIA)

Fifth floor	3,542 sq ft	329 sq m	Available
Fourth floor	3,542 sq ft	329 sq m	Available
Third floor (Fully Fitted)	3,585 sq ft	333 sq m	Available
Second floor	3,778 sq ft	351 sq m	Available
First floor	3,778 sq ft	351 sq m	Available
Workspace total		18,225 sq ft	1,693 sq m
Ground floor reception	1,012 sq ft	94 sq m	
Ground floor retail	1,862 sq ft	173 sq m	LET
Building total	21,099 sq ft	1,960 sq m	



# Specification.



**BREEAM**  
Targeting 'Excellent'



**EPC**  
Rating 'A'



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



**Lockers**  
Communal lockers



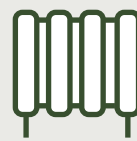
**Fibre enabled**  
Fast and reliable broadband



**Windows**  
Sliding, openable anodised  
SAS windows



**Architecture**  
Inspirational & authentic  
warehouse aesthetic



**Heating**  
Perimeter finned  
tube radiators



**Passenger lift**  
1x 13 person



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



**On site community manager**  
Maintaining community  
spaces, facilitating  
communication



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



**Finishes**  
Raw plaster finish  
and exposed steelwork



**Cycling**  
20 secure cycle spaces



**Showers**  
4x ground floor showers



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





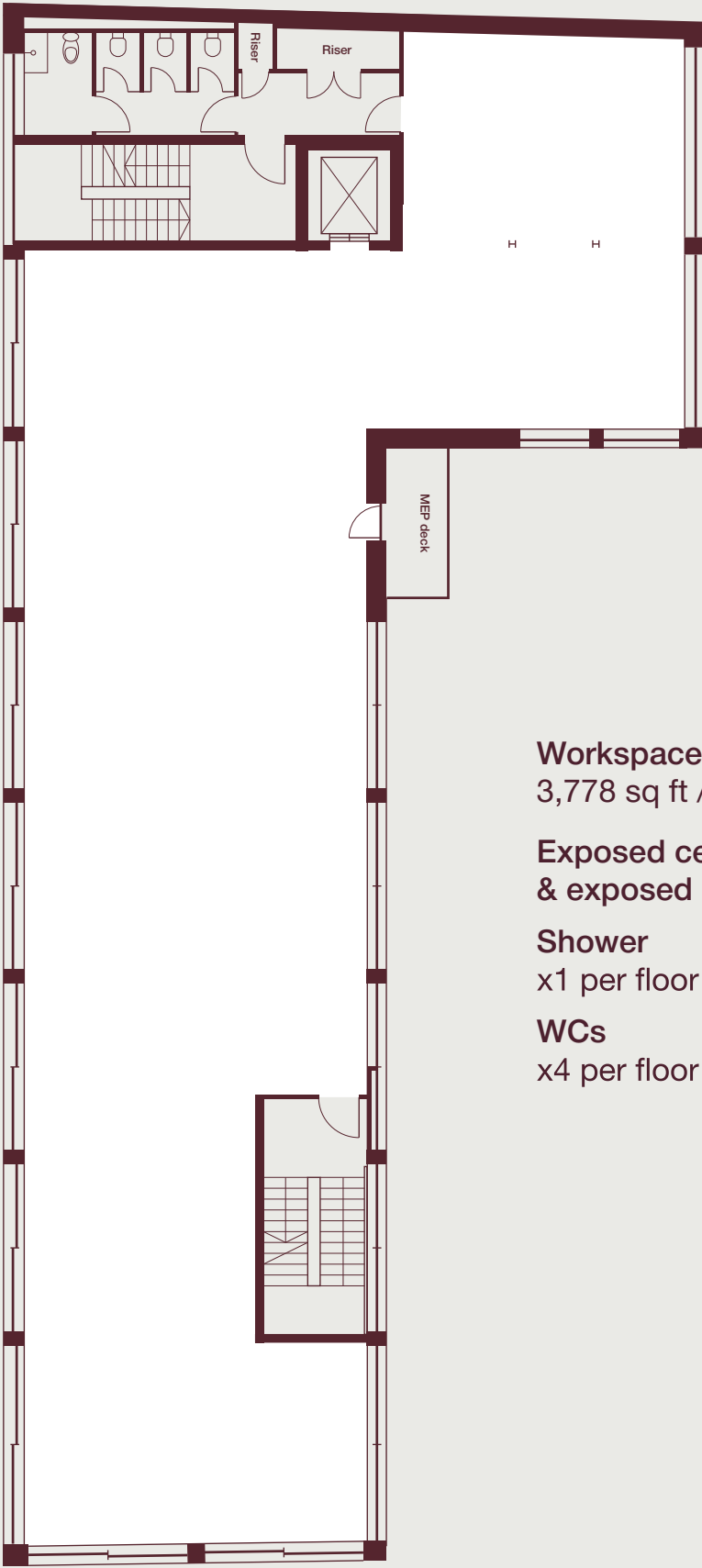
GROUND FLOOR



Reception  
1,012 sq ft / 94 sq m  
Amenity / Alternative Use  
1,862 sq ft / 173 sq m  
Cycle spaces  
20  
Showers  
4

N  
Plan not to scale.  
For indicative purposes only.

TYPICAL FLOOR



Workspace  
3,778 sq ft / 351 sq m  
Exposed ceiling  
& exposed soffit  
Shower  
x1 per floor  
WCs  
x4 per floor

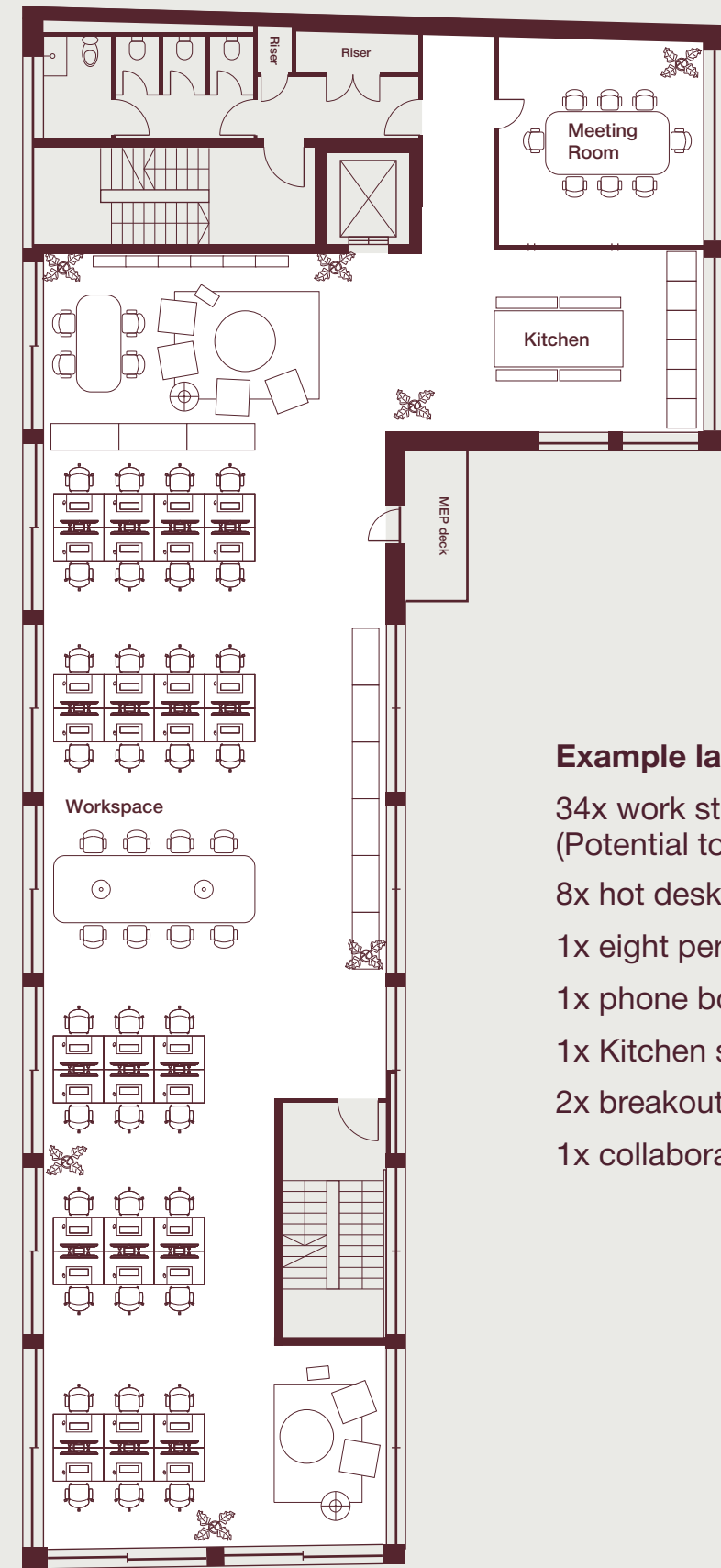
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Landlord fit out



THIRD FLOOR

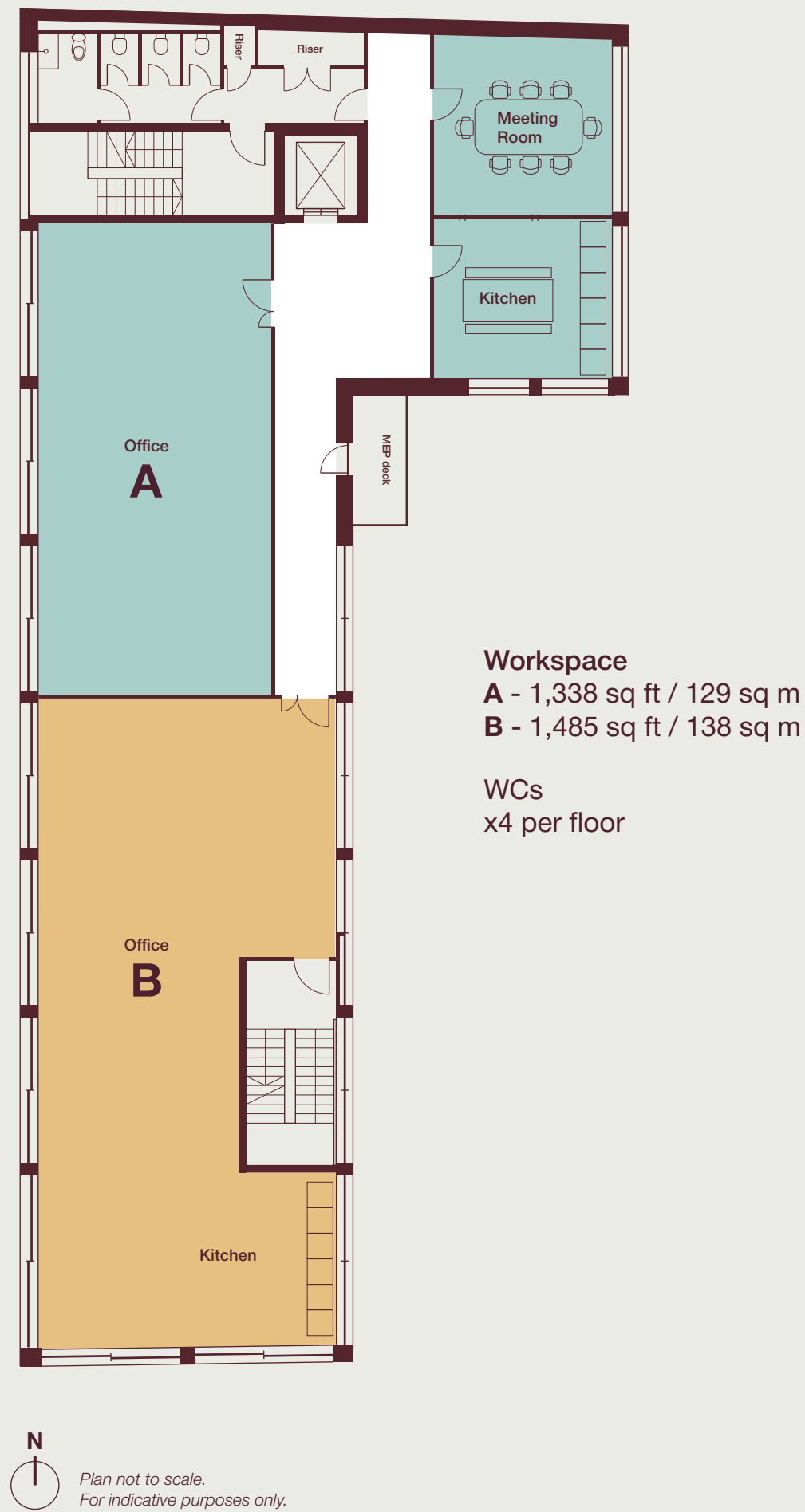


- Example layout**
- 34x work stations  
(Potential to increase to 52)
  - 8x hot desk stations
  - 1x eight person meeting room
  - 1x phone booth
  - 1x Kitchen seating area
  - 2x breakout area
  - 1x collaboration area

N  
Plan not to scale.  
For indicative purposes only.



POTENTIAL FLOOR SPLIT





Location




One minute walk  
to Bethnal Green  
Underground Station









Six minute cycle  
to Brick Lane/ Shoreditch  
Highstreet



Two minute Journey  
to Liverpool Street  
Underground Station

Travel time from Bethnal Green 

(Central Line Underground)

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





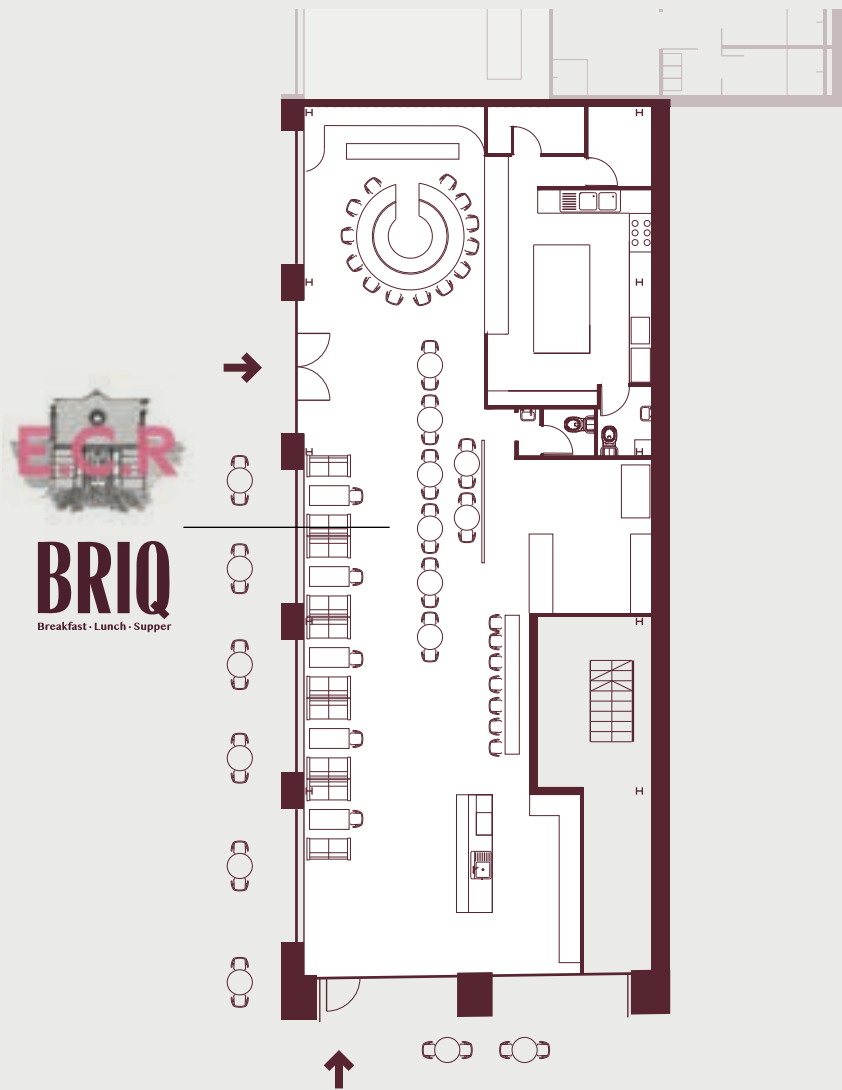
Ground Floor Amenity

Galvanise is home to exciting new casual dining concept BRIQ.

Brought to you by East London's famous Exmouth Coffee Roasters.

BRIQ blends the best elements of a coffee shop, bakery, patisserie, and restaurant to offer an all-day dining experience – with all coffee roasted fresh on site.

Perfect for your morning caffeine fix, a destination for those informal meetings or a team building celebration at the end of the day.



Ground Floor BRIQ CGI



Typical floor plate



Third Floor Office Space



A development by

UNITY

unitygroup.world

Architects

CARMODY  
GROARKE

carmodygroarke.com

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Ground Floor reception



# GALVANISE

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