

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), 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

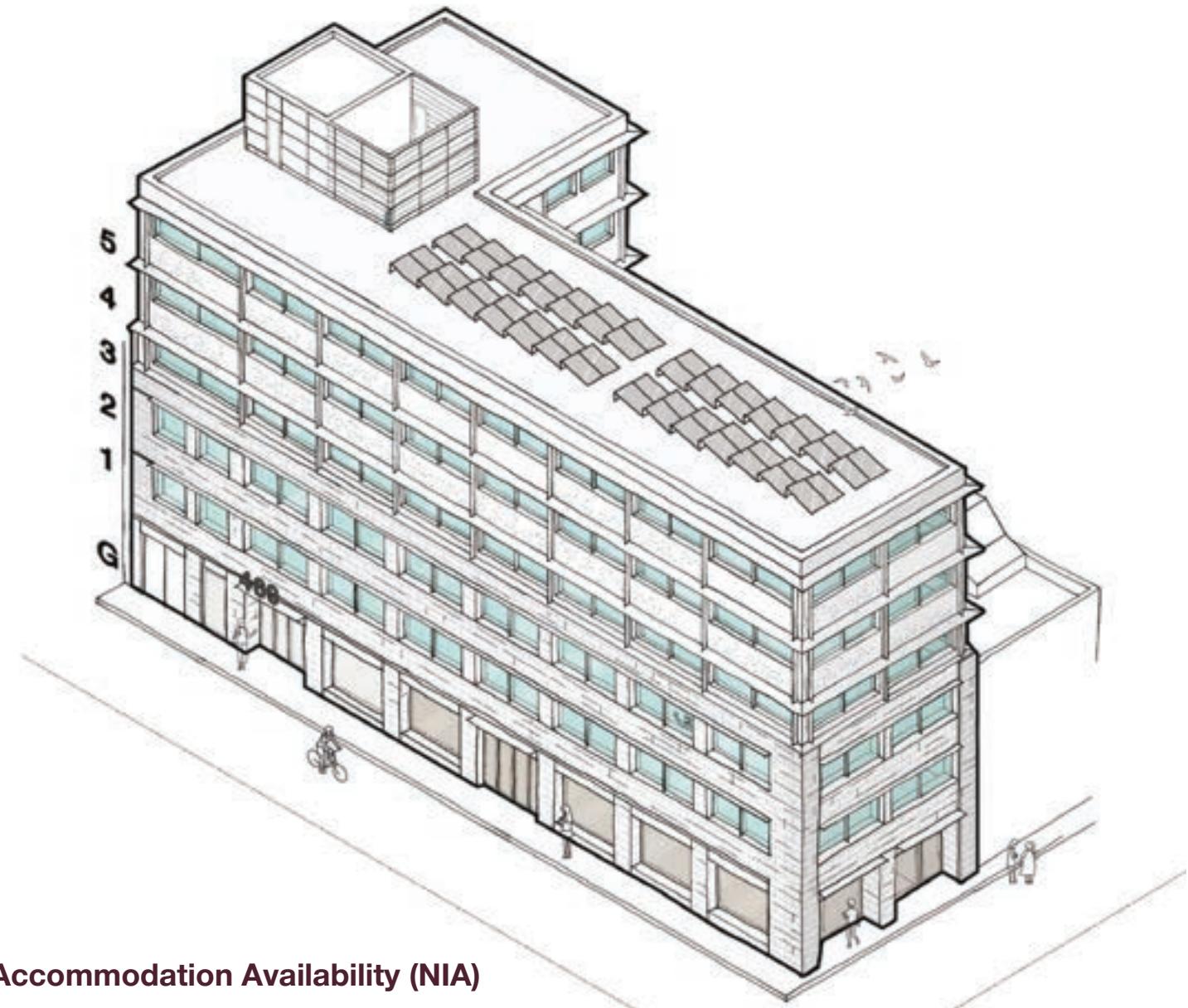
Managed

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



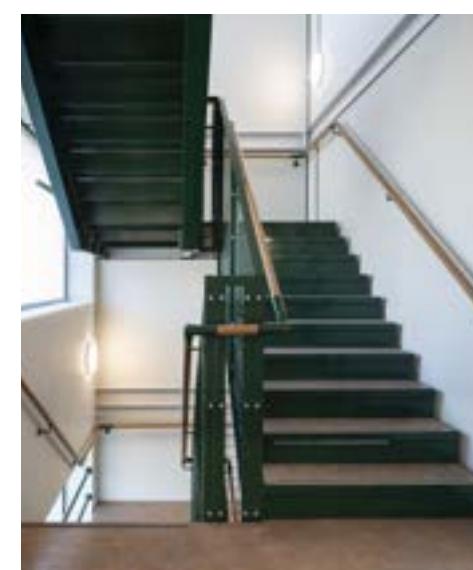
Cycling
20 secure cycle spaces



Showers
4x ground floor showers



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



GROUND FLOOR

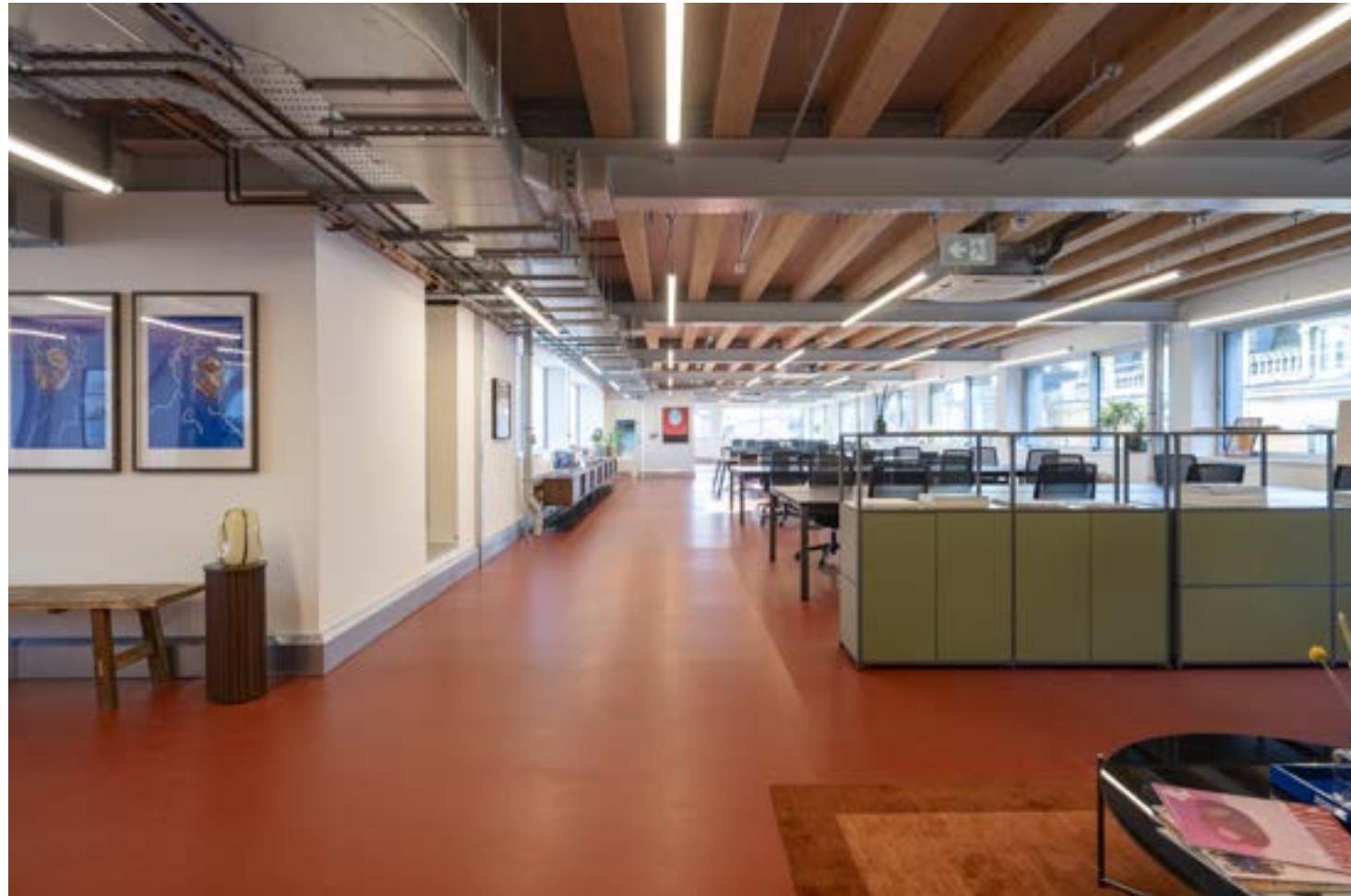


Plan not to scale.
For indicative purposes only.

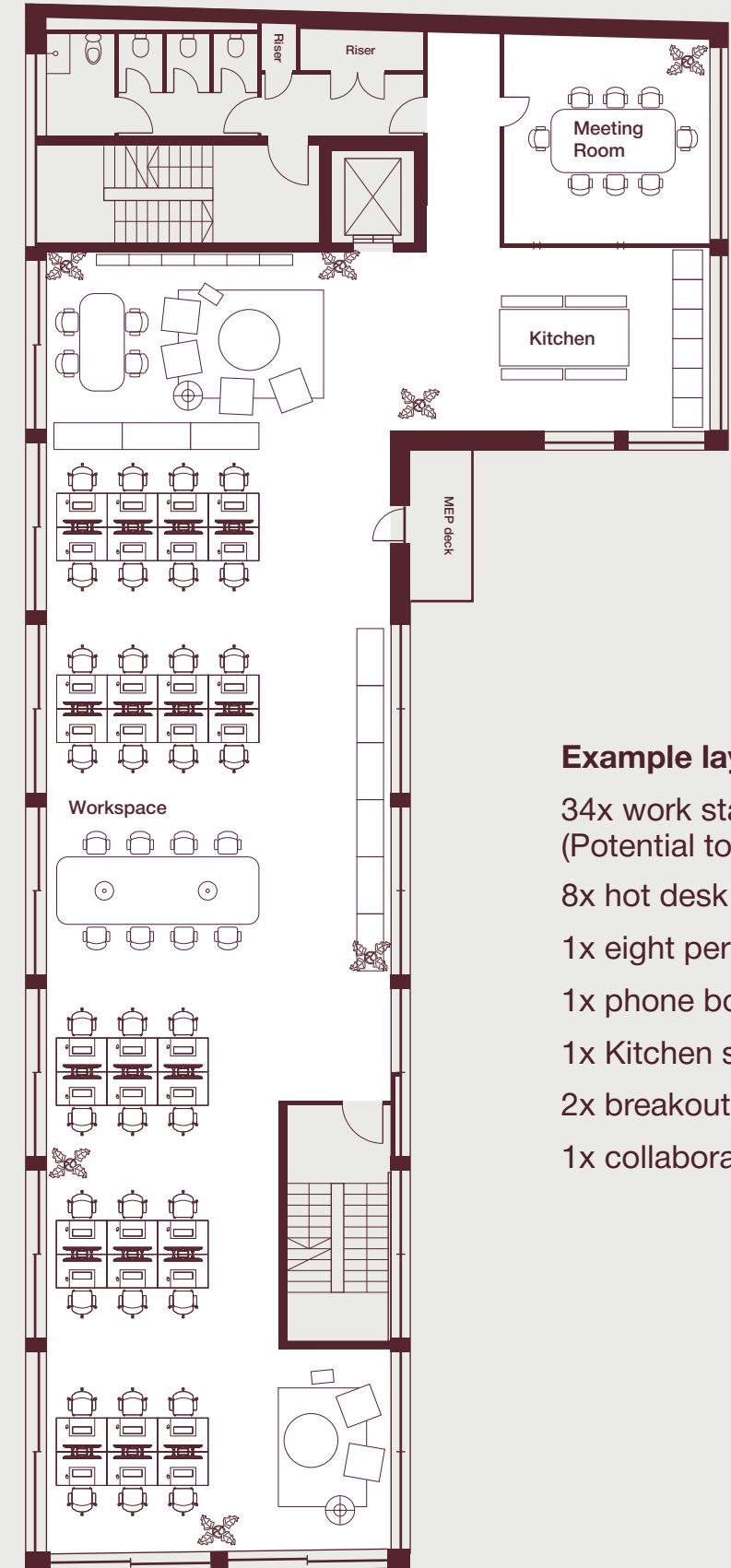
TYPICAL FLOOR



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THIRD FLOOR



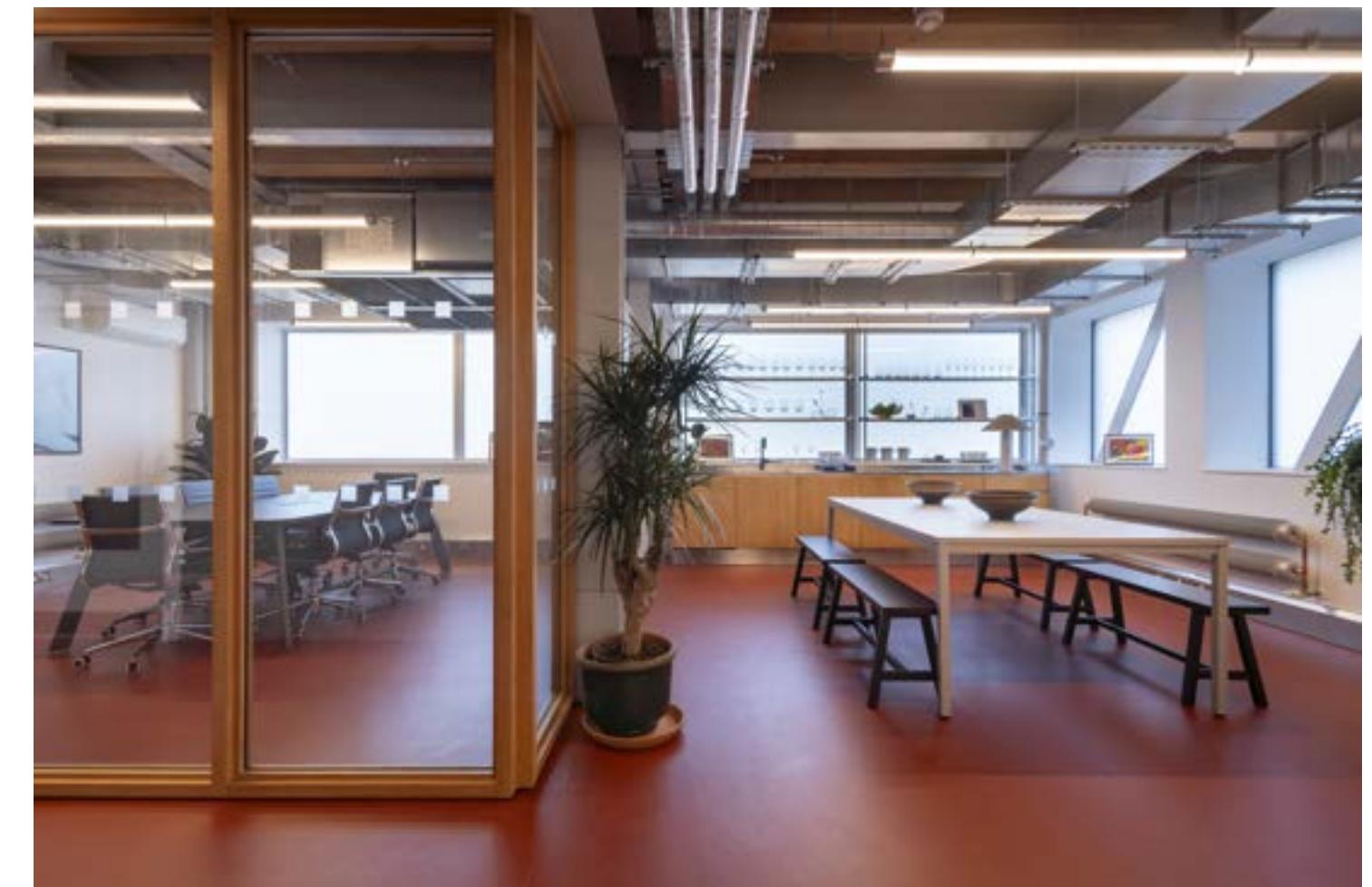
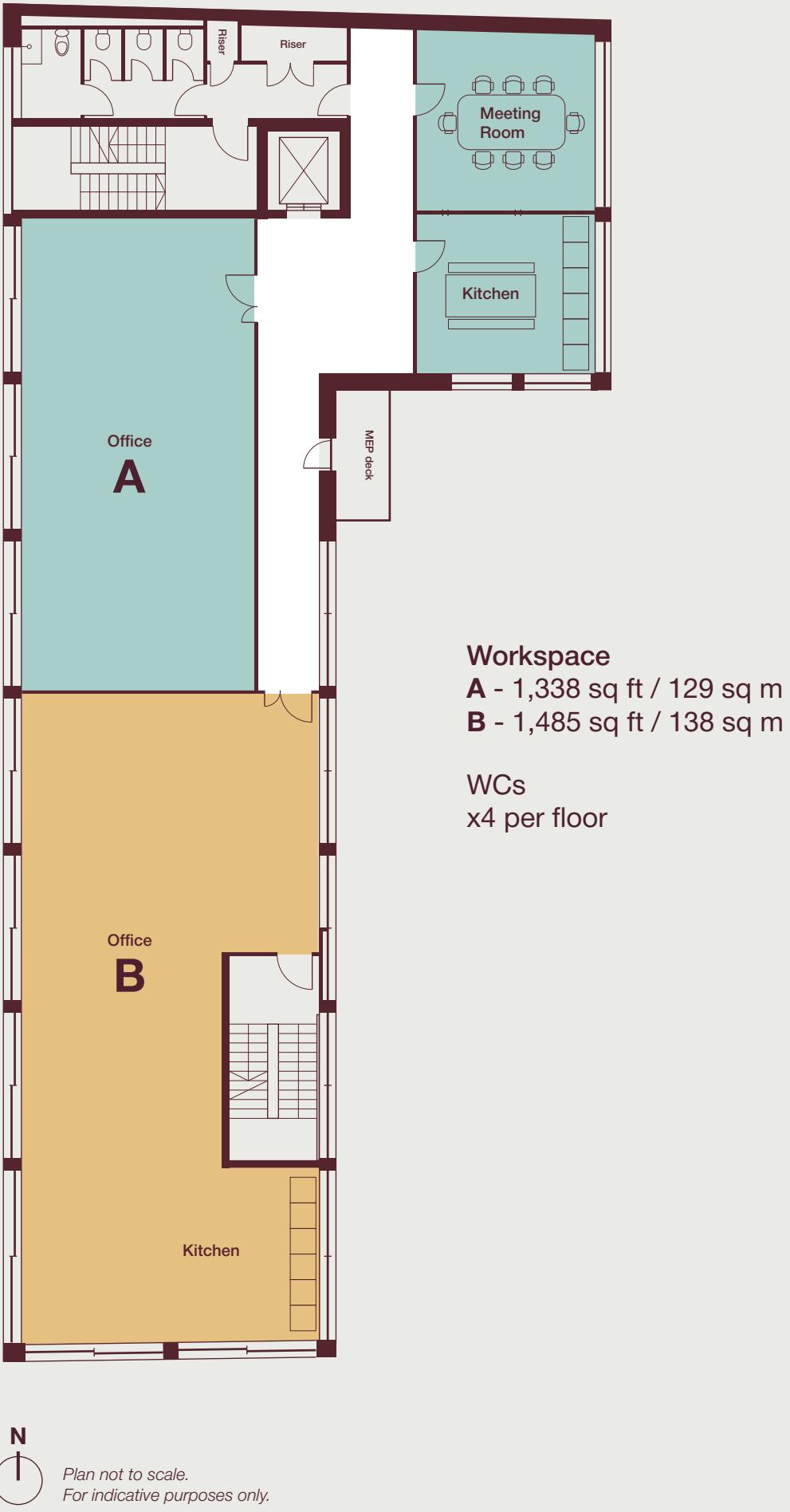
Example layout

- 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



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POTENTIAL FLOOR SPLIT



Location



One minute walk
to Bethnal Green
Underground Station



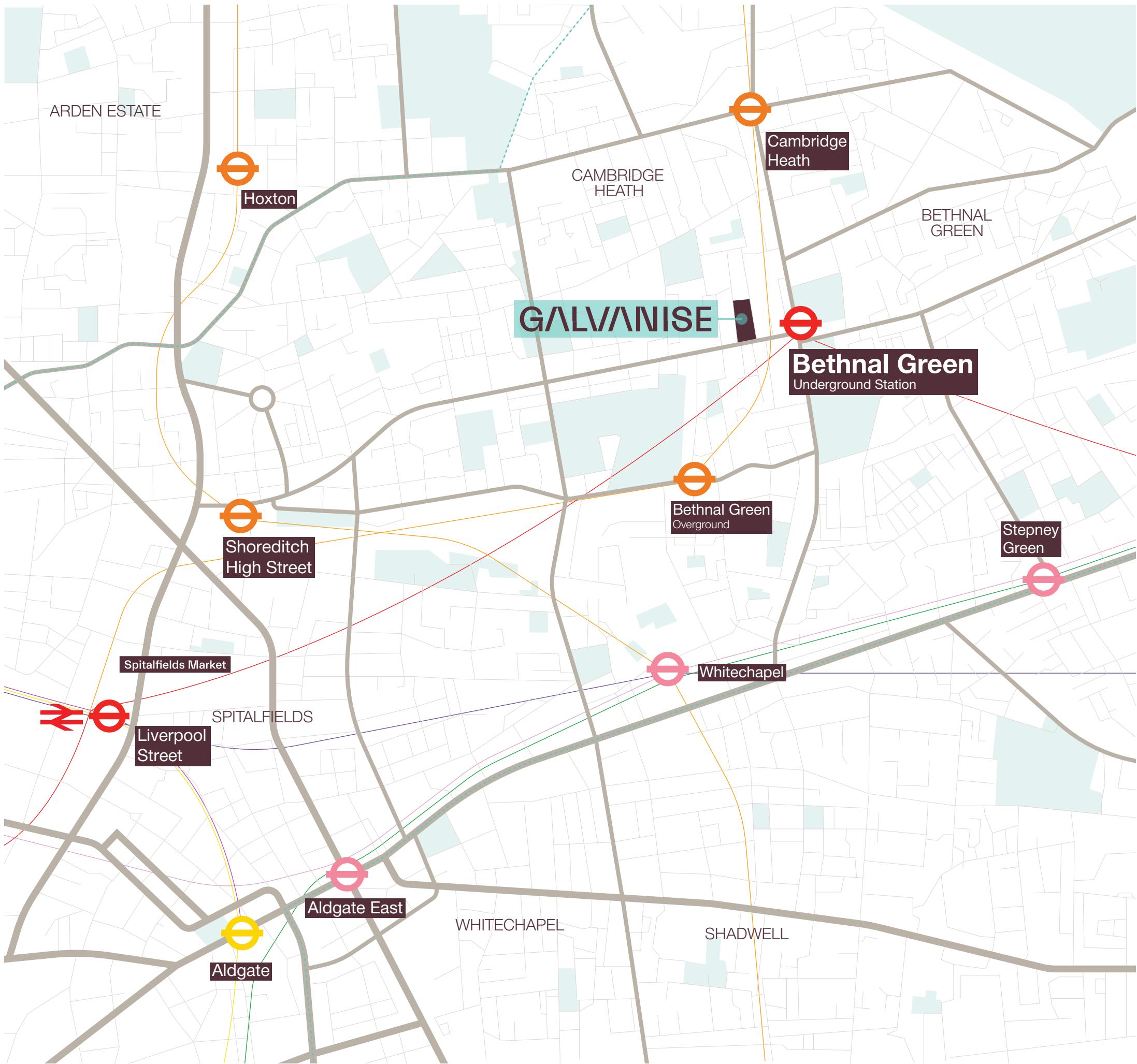
Six minute cycle
to Brick Lane/ Shoreditch
Highstreet



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



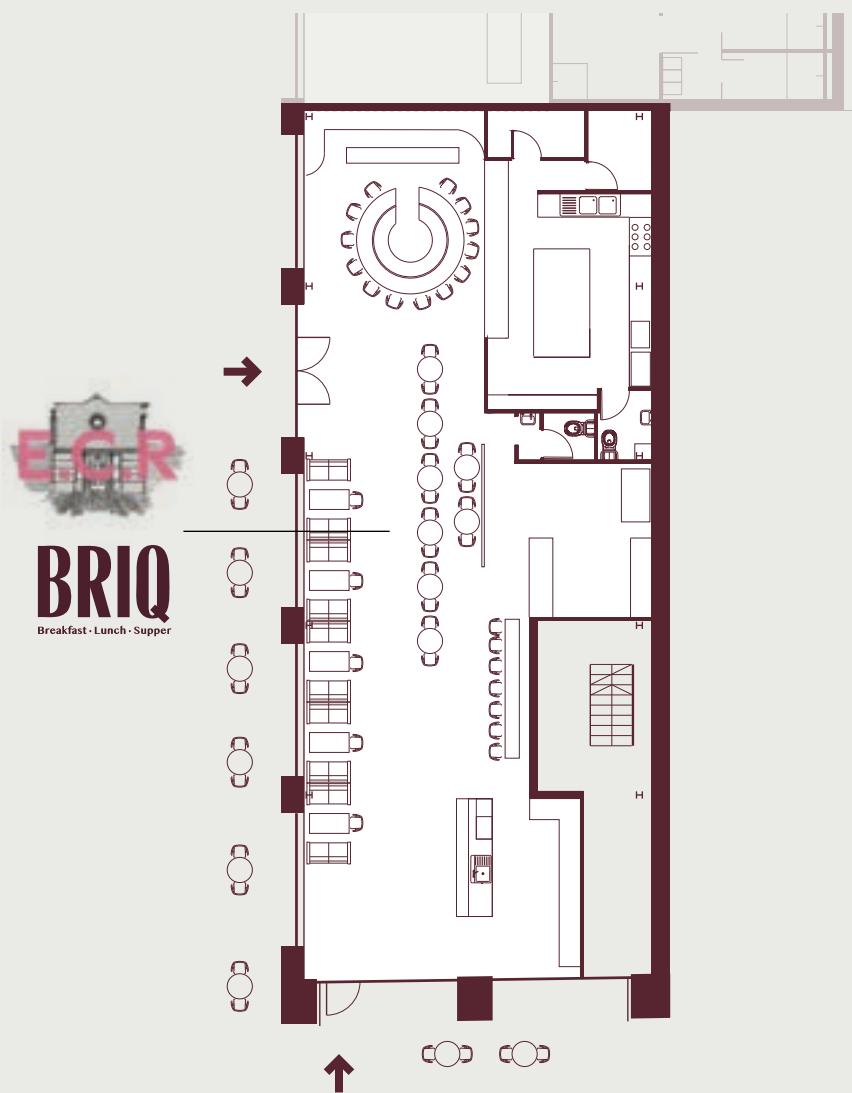
Ground Floor Amenity

Galvanise is home to exciting new casual dining concept BRIQ.

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

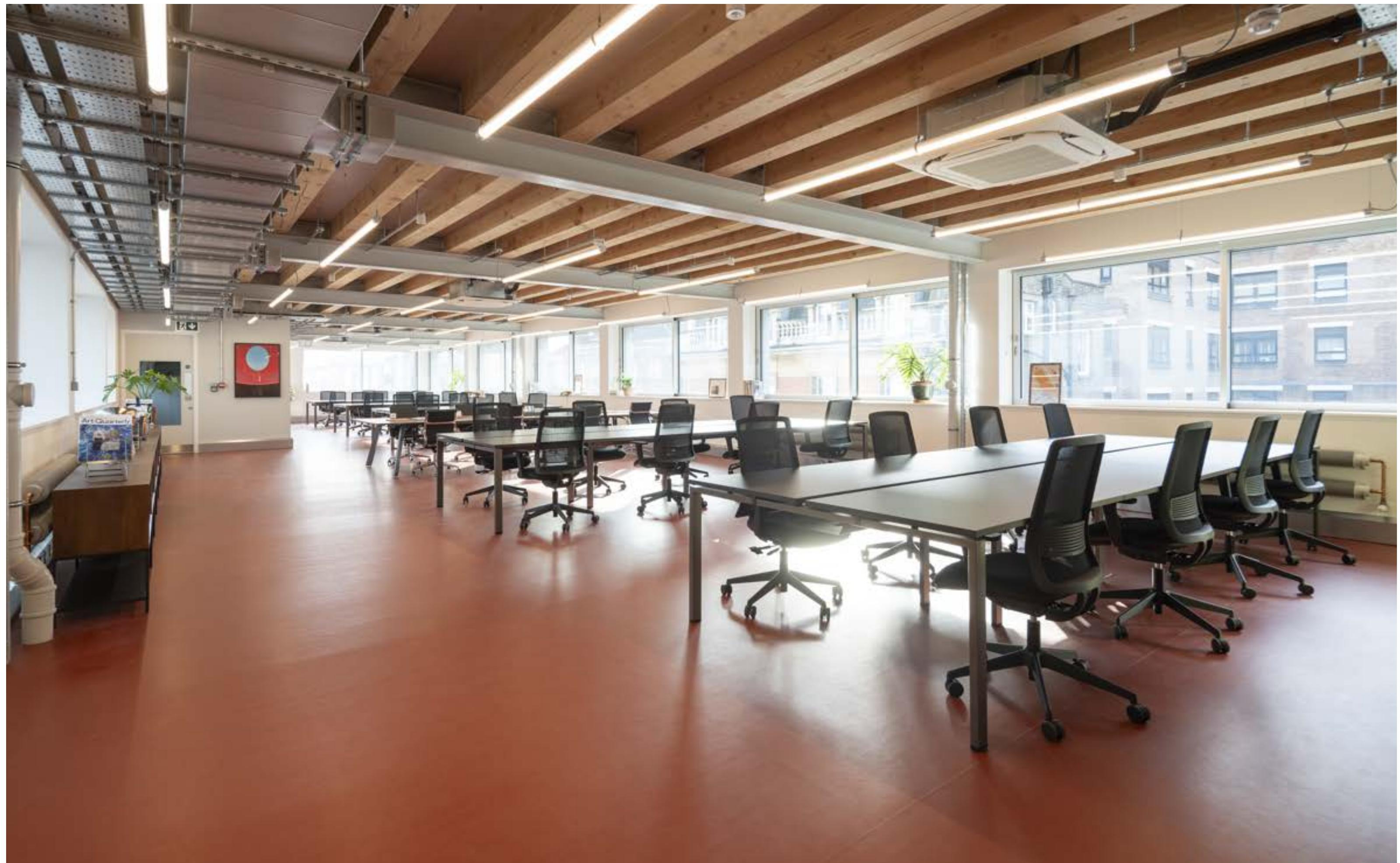
BRIQ blends the best elements of a coffee shop, bakery, patisserie, and restaurant to offer an all-day dining experience – with all coffee roasted fresh on site.

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

Letting information



Samantha-Jo Roberts
sr@compton.london
+44 7704 343 032

Jake Kinsler
jk@compton.london
+44 7840 638 668



Lucy Stephens
ls@belcor.london
+44 7789 843 729

Oli Cohen
oc@belcor.london
+44 7740 110 063

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