

Compton

*For Rent*  
469 Bethnal Green Road  
Bethnal Green E2

Sustainability meets creativity.  
21,000 sq ft of exceptional, flexible  
workspace.

For Rent

**Size**

3,542 - 18,225 Ft<sup>2</sup>

**Rent**

£29.50 - £50 per sq ft  
commencing rent

**Fitout**

Not Fitted

**Galvanise**

469 Bethnal Green Road  
Bethnal Green E2

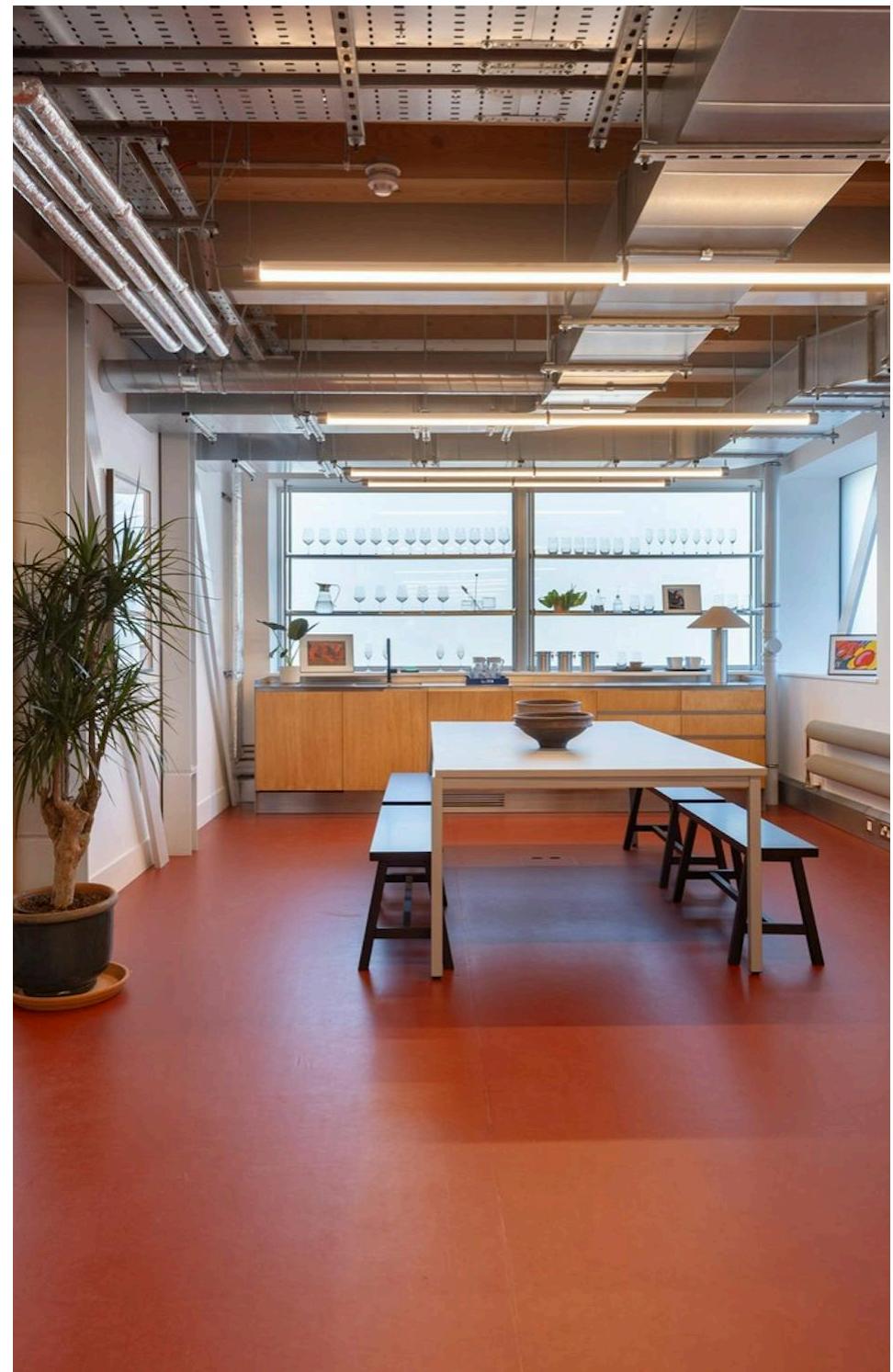
**Description**

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 a ground floor cafe BRIQ which will shortly open offering all day food and beverages.

Galvanise is respectfully restoring its inherited architectural features that gives the building its own distinct personality.

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### Galvanise

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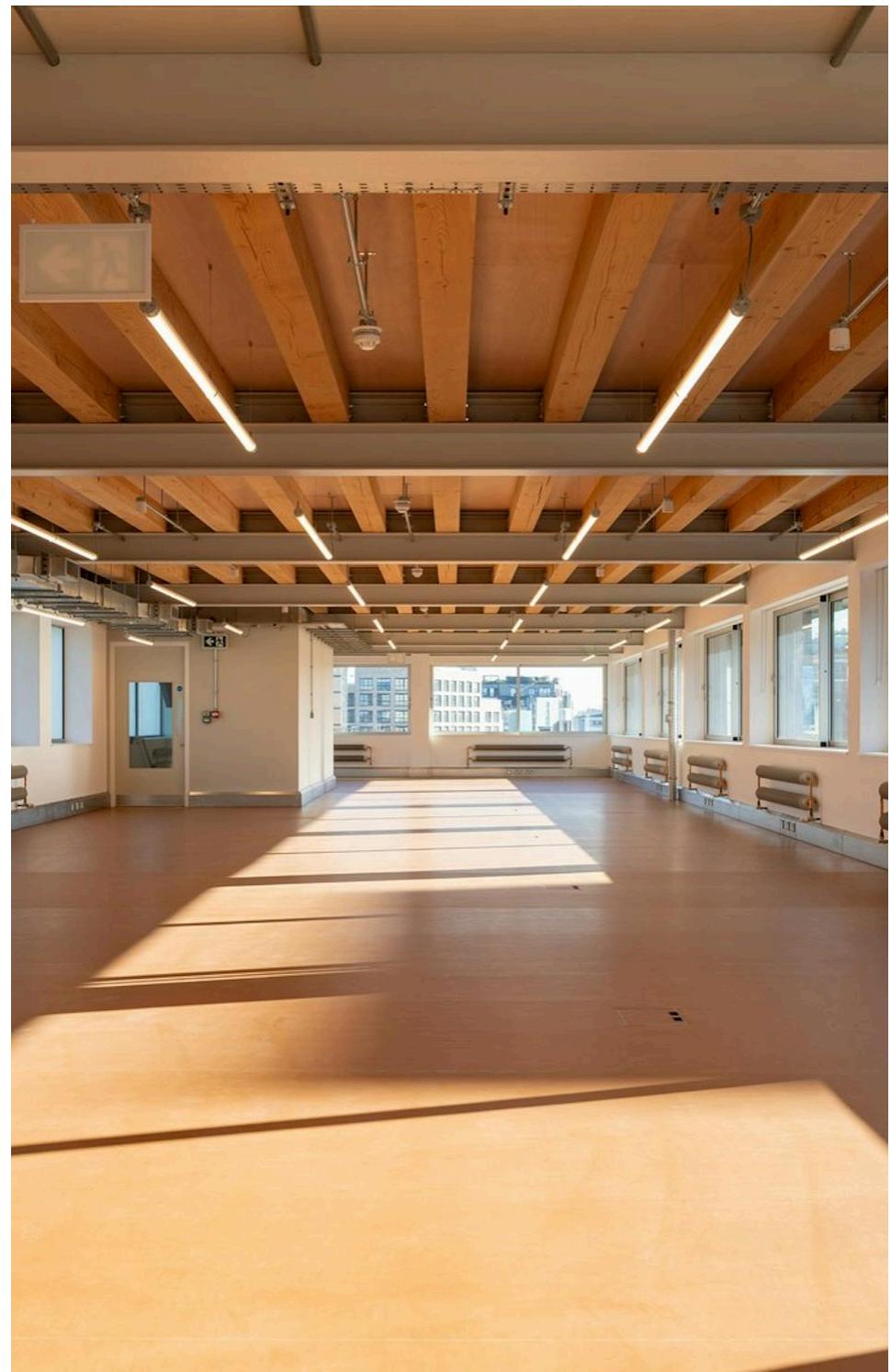
### Description

Competitive and flexible terms available.

Blank canvas (Cat A) or customised and fully fitted (Cat B) your choice. We can also offer, a traditional lease, flexible or managed? You decide.

Rent commencing from £39.50 per sq.ft (exclusive).

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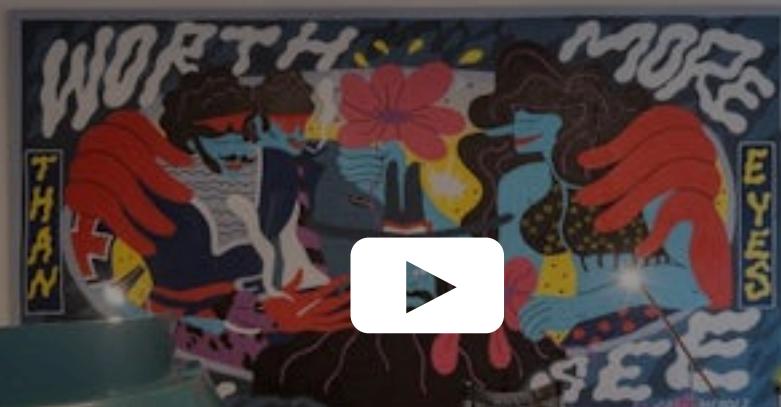
Galvanise

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Click to Play



GALVANISE



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*Office Space*

**Size**

3,542 - 18,225 Ft<sup>2</sup>

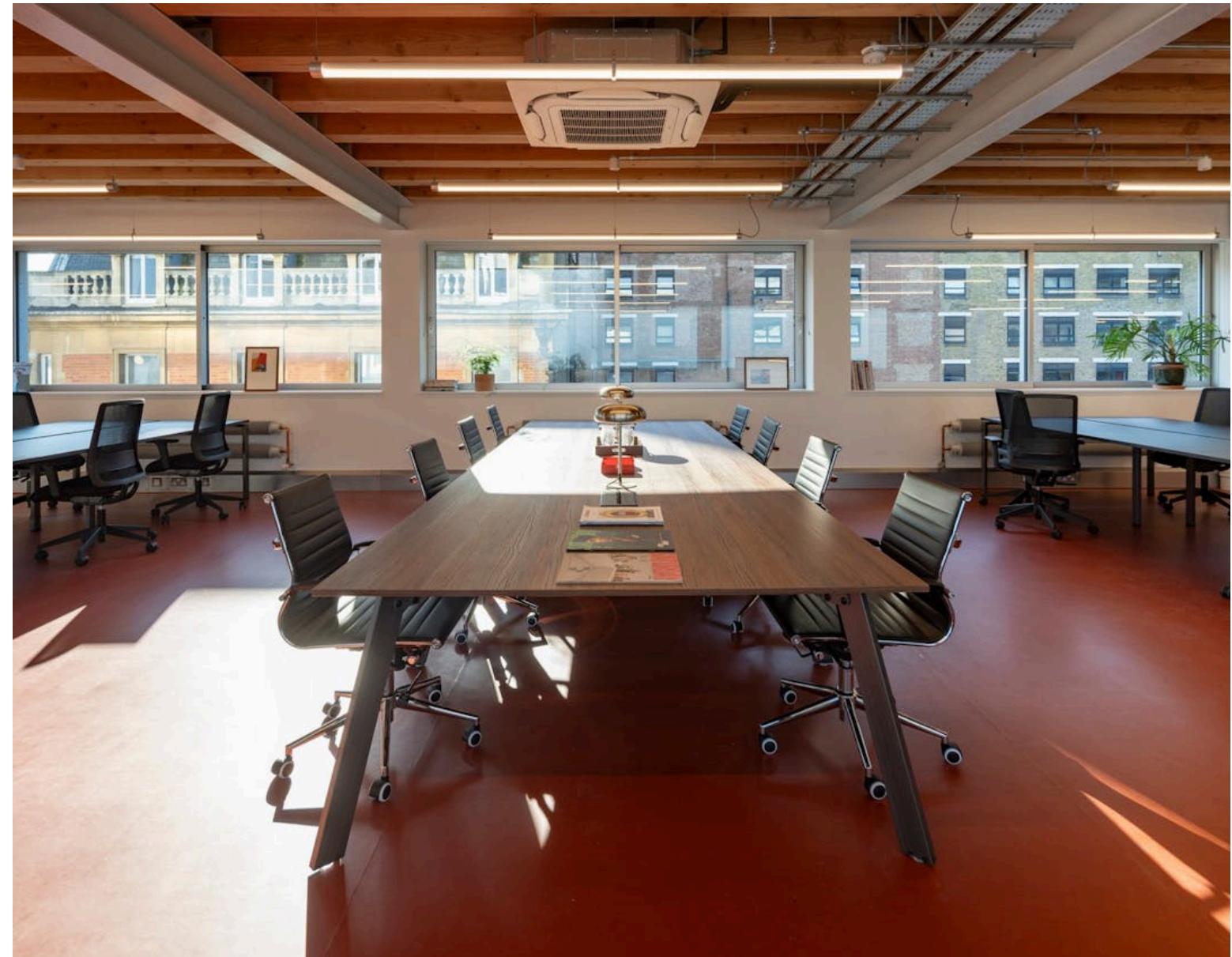
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Office Space



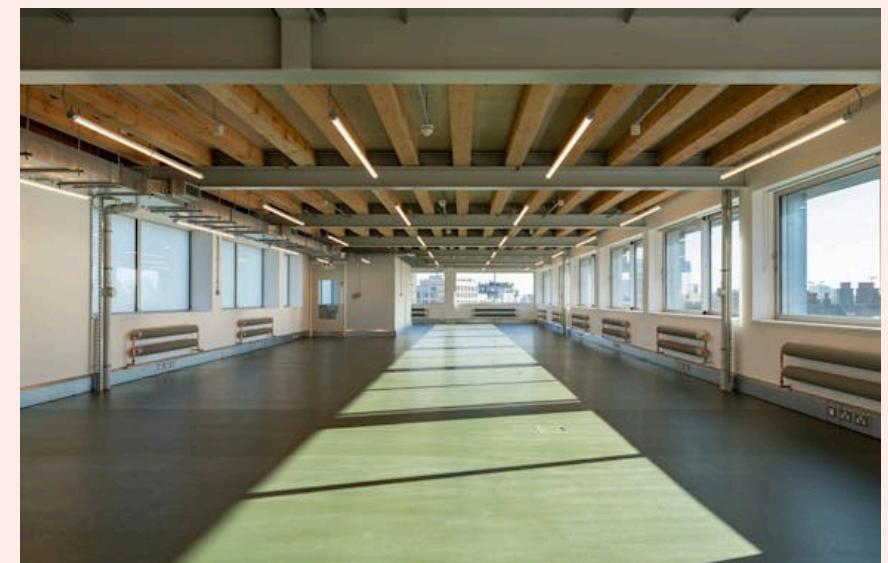
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Office Space



Office Space

## For Rent

### Galvanise

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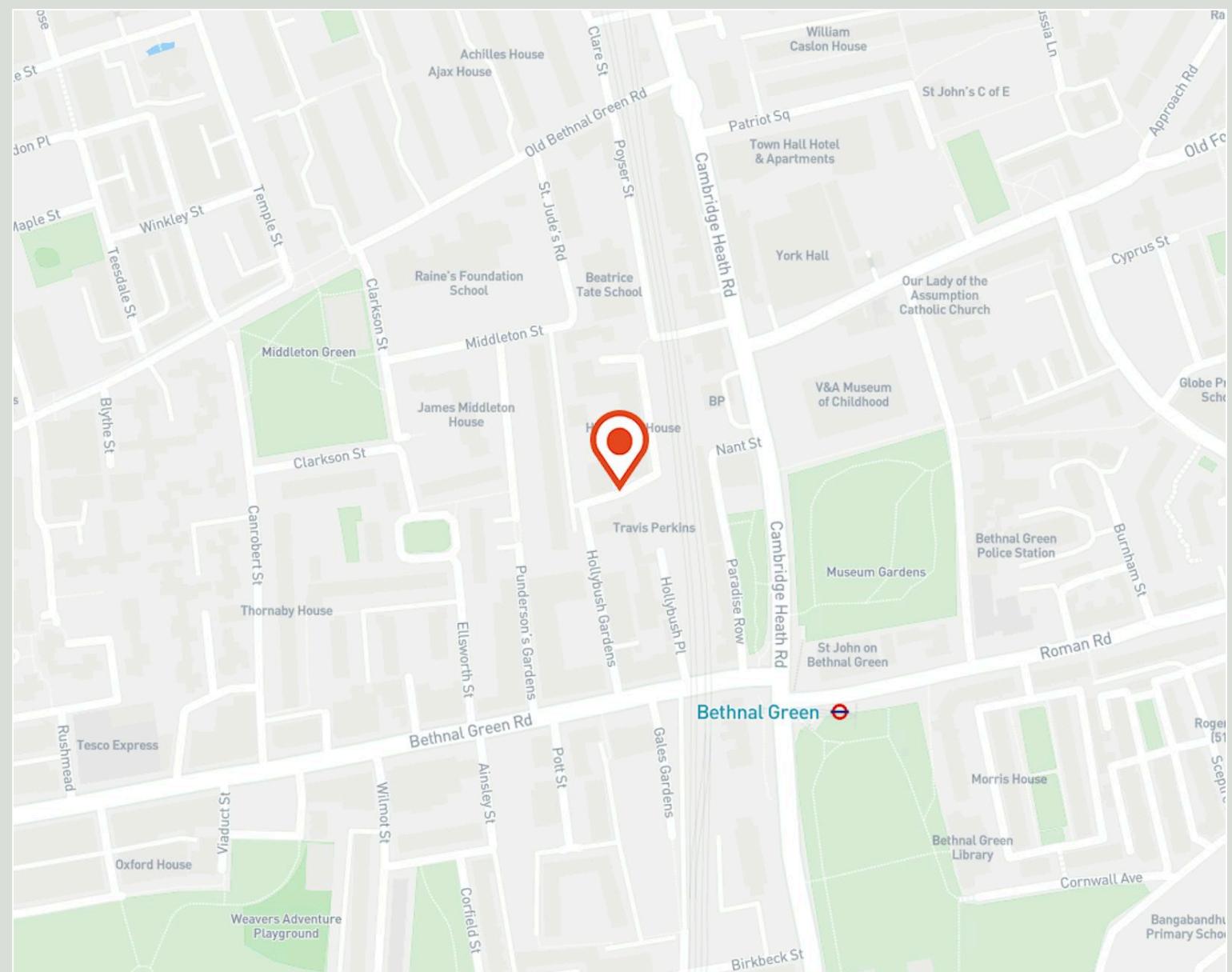
Bethnal Green has that rough 'n' ready East End vibe. There's plenty on offer whether it's strolling around Columbia Road flower market, partying at Bethnal Green Working Men's Club, or eating and drinking at one of the many quality pubs, bars or restaurants the area has to offer.

Positioned just one minutes walk from Bethnal Green underground station, providing a travel time of just 2 mins to Liverpool Street.

Galvanise is the perfect property for fashion, design and media businesses.

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## Location

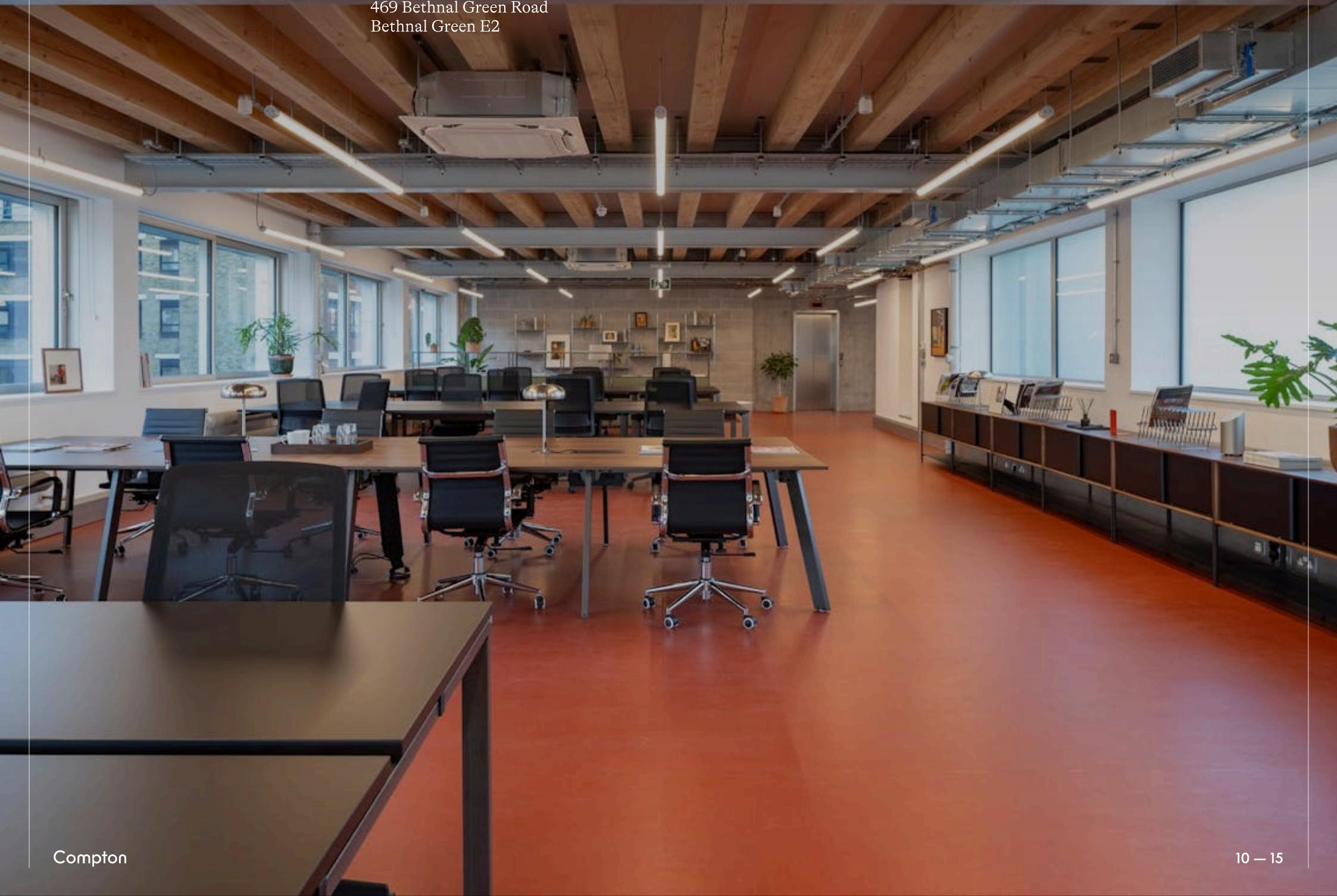


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Office Space



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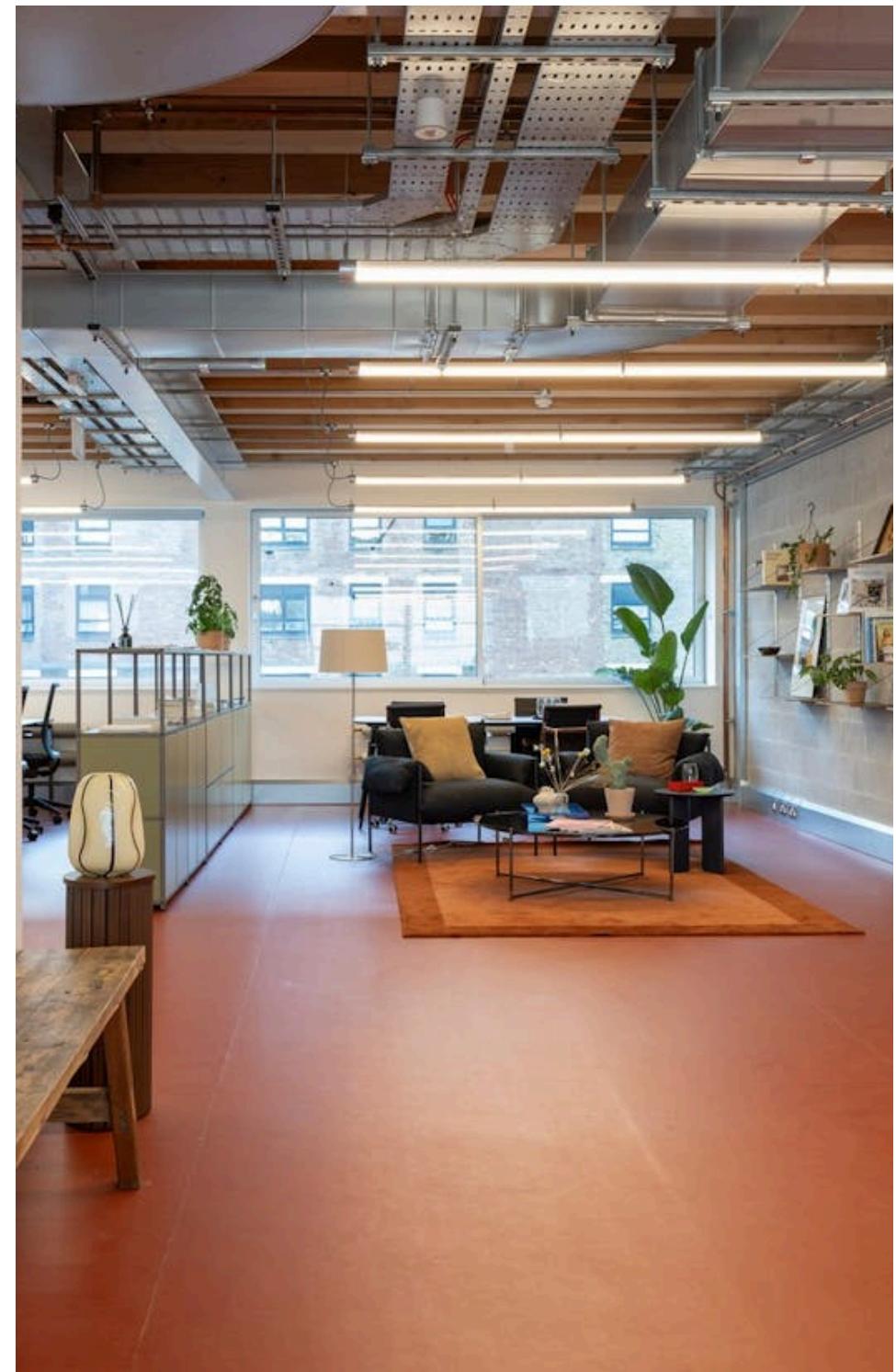
### Galvanise

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### Amenities

- Exceptional, Flexible Workspace
- Split Over Five Upper Floors
- Ground Floor Cafe
- Designed by Architects Carmody Groarke
- Wired Score Platinum
- BREEAM Excellent
- EPC A
- Fully Fitted Office Space
- Fully Managed Offering Also Available
- Community Manager in Reception
- One Fibre Offer Quick Fibre Connectivity.

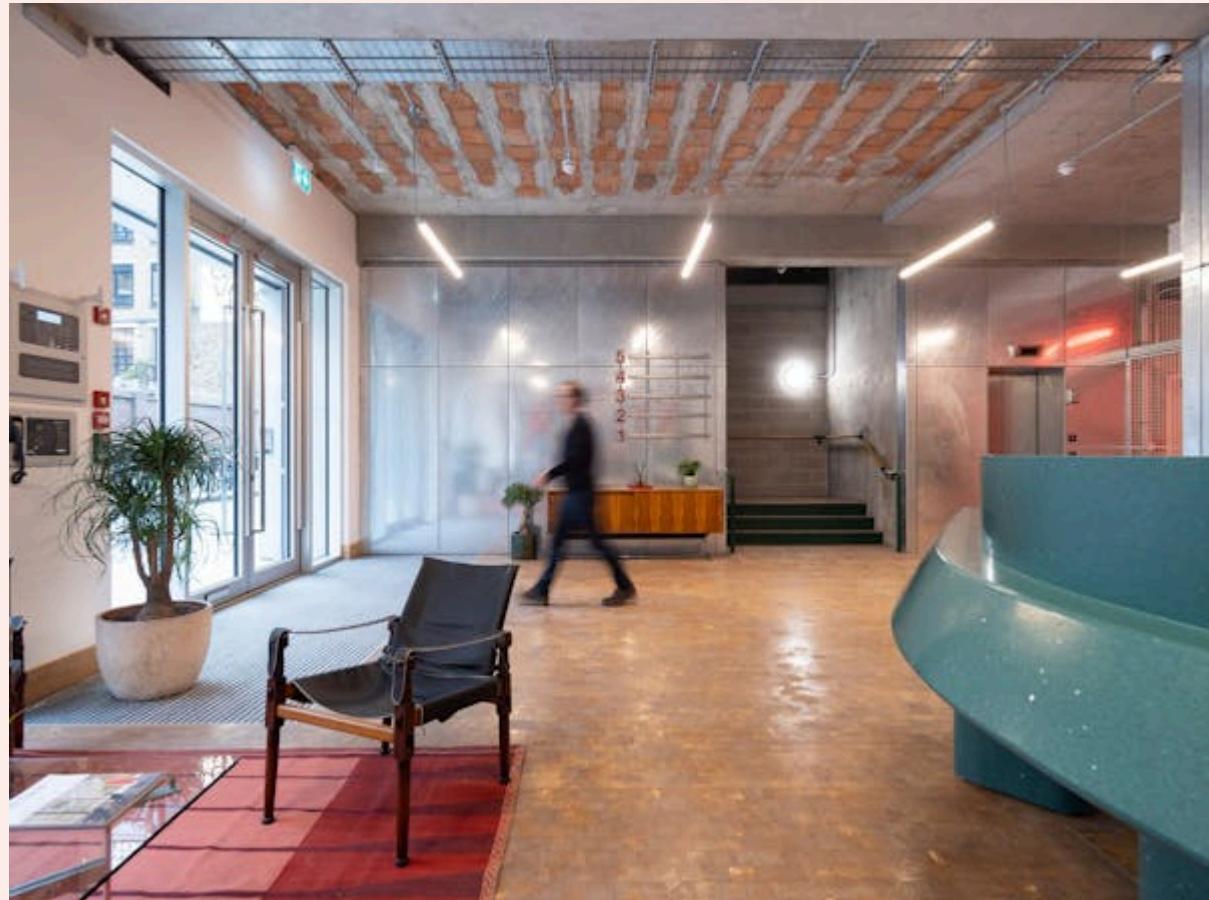
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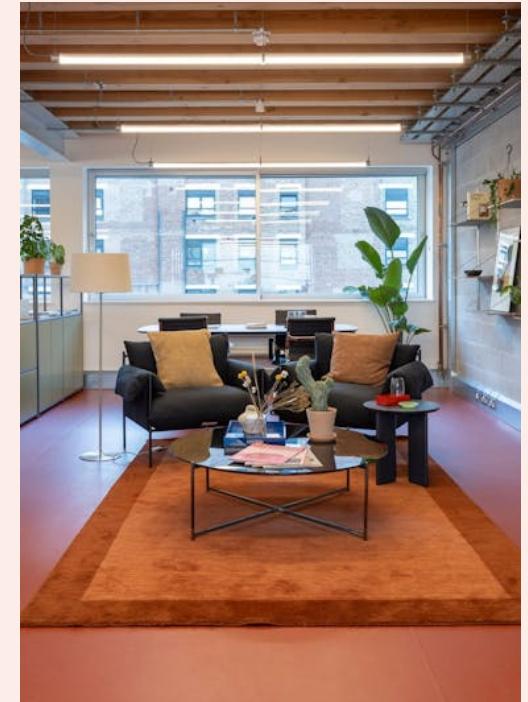
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Office Space



Office Space

**Galvanise**

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*Availability*

Name	Size	Availability
5th	3,542 sq ft	Available
4th	3,542 sq ft	Available
3rd - Fully Fitted	3,585 sq ft	Available
2nd	3,778 sq ft	Available
1st	3,778 sq ft	Available
Ground - Retail	1,862 sq ft	Let

## Galvanise

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### What's included in our Fully Managed offering?

- Service charge - Insurance -
- Business Rates - Office Floor
- Cleaning - Waste Management -
- Community manager based on site running the building reception -
- Daily morning walk of the floor to check in the AM by the on site
- Community manager - Tea, coffee, milk, biscuits provided to kitchens -
- M&E maintenance - Broker Fee -
- Day to day labour for maintenance items - Utilities - Broadband / WIFI
- 24/7 remote monitoring of the building and key holding emergency response

### Fitted Floor - What's Included?

- 34 x workstations - 1 x meeting room (8 person) - Reception area -
- Modern kitchen - Breakout areas

### Service Charge

The current service charge is c.£8 per sq.ft.

### Business Rates

The business rates are c.£12.50 per sq.ft. However, interested parties are advised to make their own enquiries directly with the Local Authorities.

### Tenure

New Lease

### Legal Costs

Each party to bear their own costs

### VAT

Applicable

### Compton Concierge

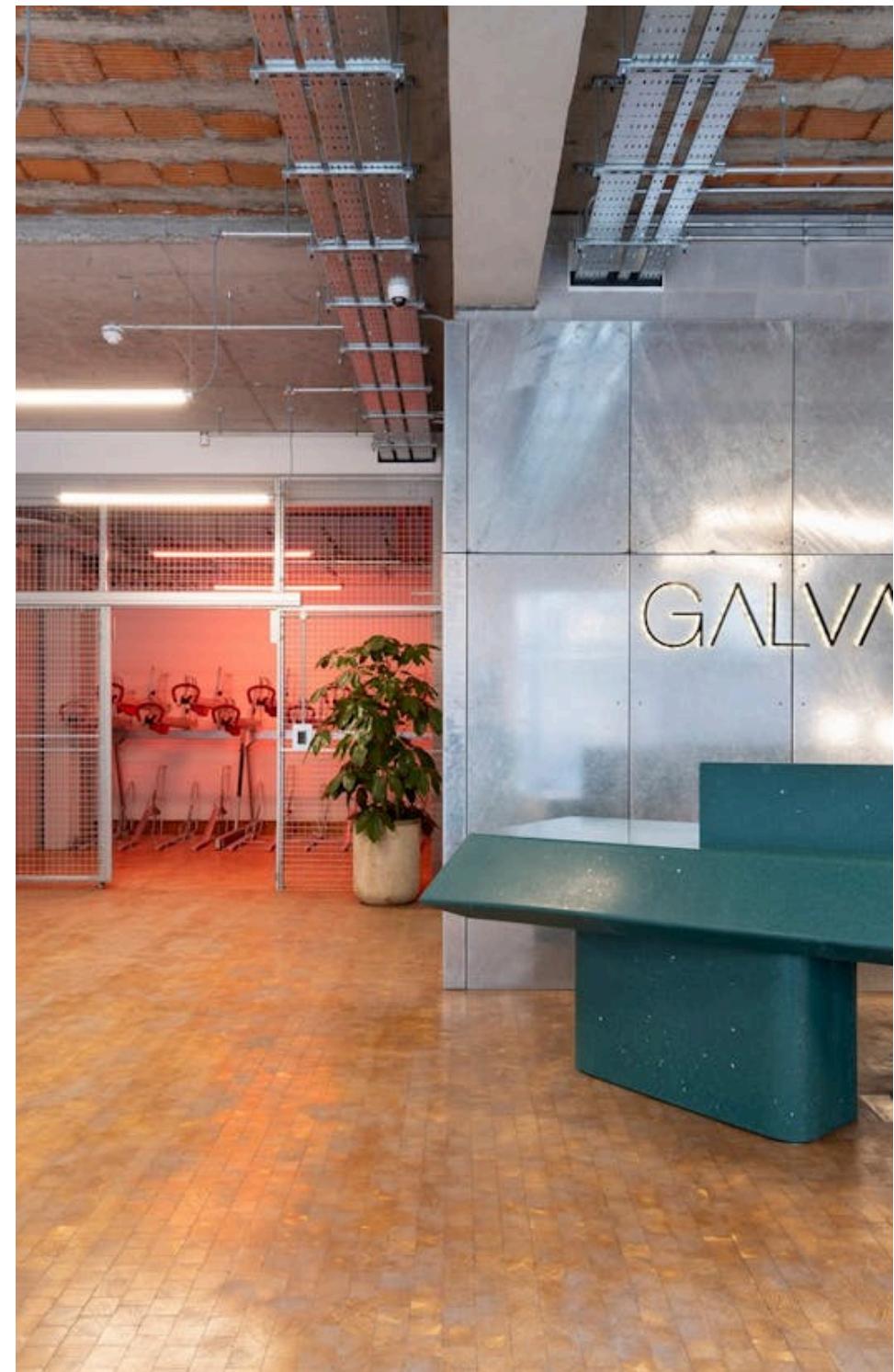
Want your workspace *managed*?

Find out more

[compton.london/concierge](http://compton.london/concierge)

### Content

Watch the Film  
(click button)



**compton.london**

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All appointments to view must be arranged via sole agents, Compton, through:



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