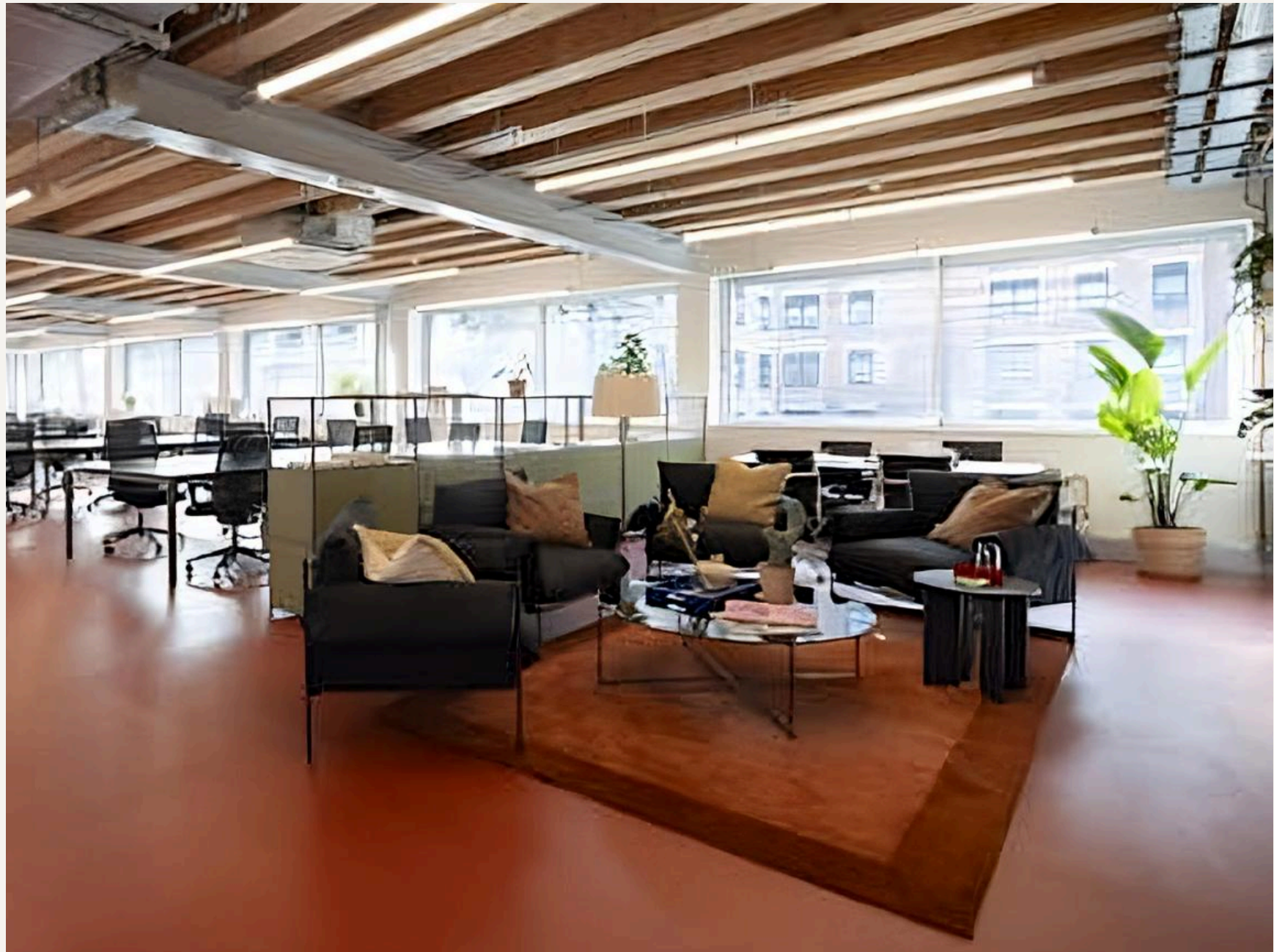


Workplace Co.

GALVANISE

469 BETHNAL GREEN, LONDON, E2 9QH

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GALVANISE

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 provides 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 offers all day food and beverages.

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

Flexible, column free work space. Blank canvas (Cat A) or customised and fully fitted (Cat B)

Galvanise is committed to offering true flexibility to tenants and will consider various term lengths.

Key Features

- Targeting BREEAM 'Excellent'
- EPC A
- Exceptional flexible workspaces over five floors
- Manned reception
- Ground floor cafe BRIQ
- Architecturally designed building
- BREEAM excellent
- Fully fitted options
- Minutes from Bethnal Green tube
- DDA compliant
- Inspirational & authentic warehouse aesthetic

Nearby Stations

-  Bethnal Green (1 min walk)
-  Cambridge Heath (9 mins walk)

AVAILABILITY

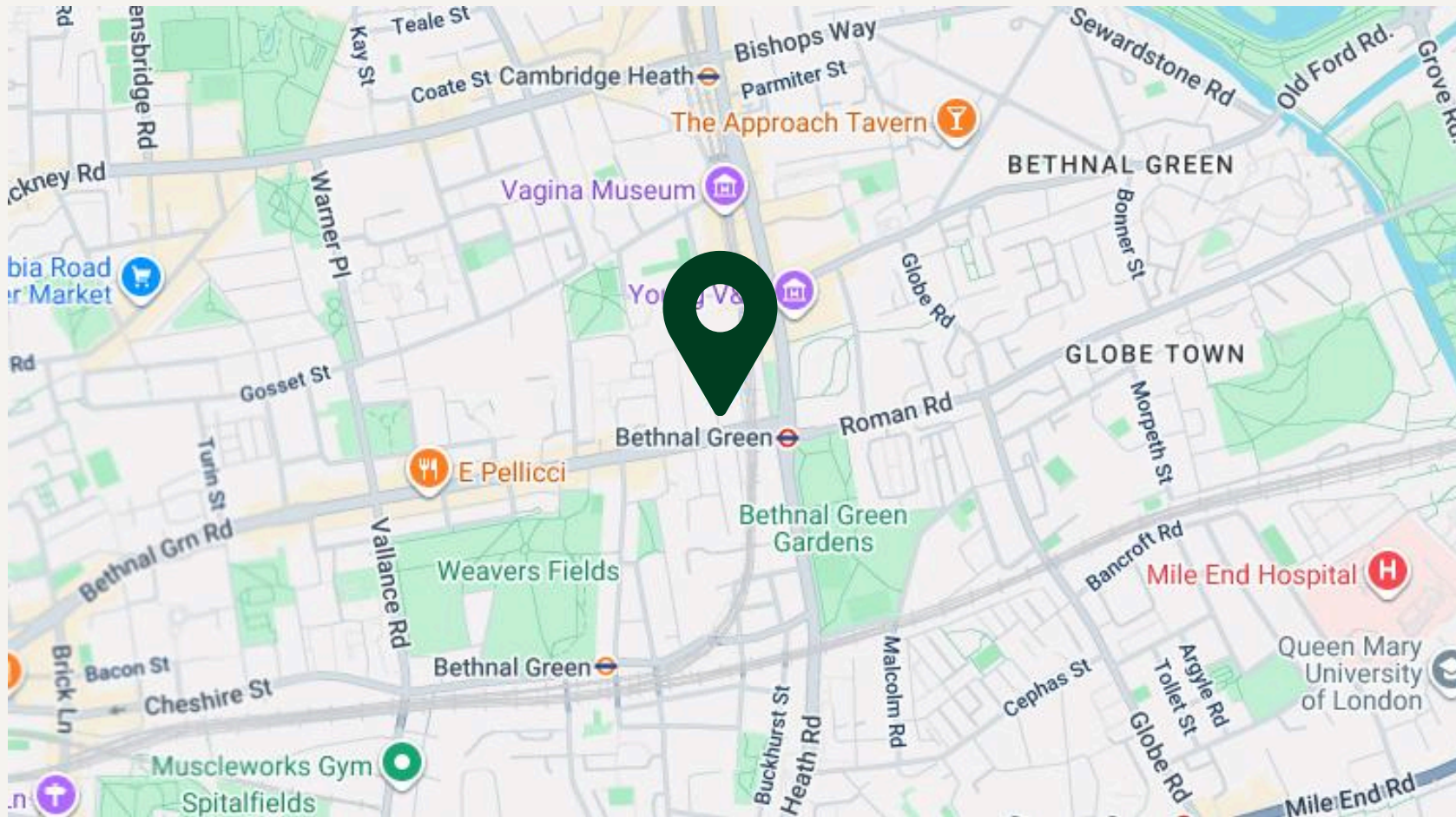
New lease from landlord for a term to be agreed

Floor	SQFT	Rent	Rates	Service	£ Monthly	£ Annually
1st - A	1,338	£29.50	£12.50	£8	£5,575	£66,900
1st - B	1,485	£29.50	£12.50	£8	£6,187	£74,250
2nd	3,778	£29.50	£12.50	£8	£15,742	£188,900
3rd - Fully Fitted	3,585	£39.50	£12.50	£8	£17,925	£215,100
4th	3,542	£39.50	£12.50	£8	£17,710	£212,520
5th	3,542	£39.50	£12.50	£8	£17,710	£212,520

Also available as a fully managed lease from £8,162 pcm managed by **WORKPLACE+**

GALVANISE

Positioned just one minutes walk from Bethnal Green underground station giving a travel time of 2 mins to Liverpool Street, set amongst the inspiring energy, retailers, restaurants and bars the area is home to some of London's thriving creative occupiers making Galvanise the perfect property for fashion, design and media businesses.



GALLERY



Workplace Co.

VIEWINGS

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