

Compton

Bethnal Green

Galvanise
469 Bethnal Green Road
E2 9QH

Sustainability meets creativity.
21,000 sq ft available March 2025.

For Rent

3,542 to 18,225 ft²

020 7101 2020
compton.london



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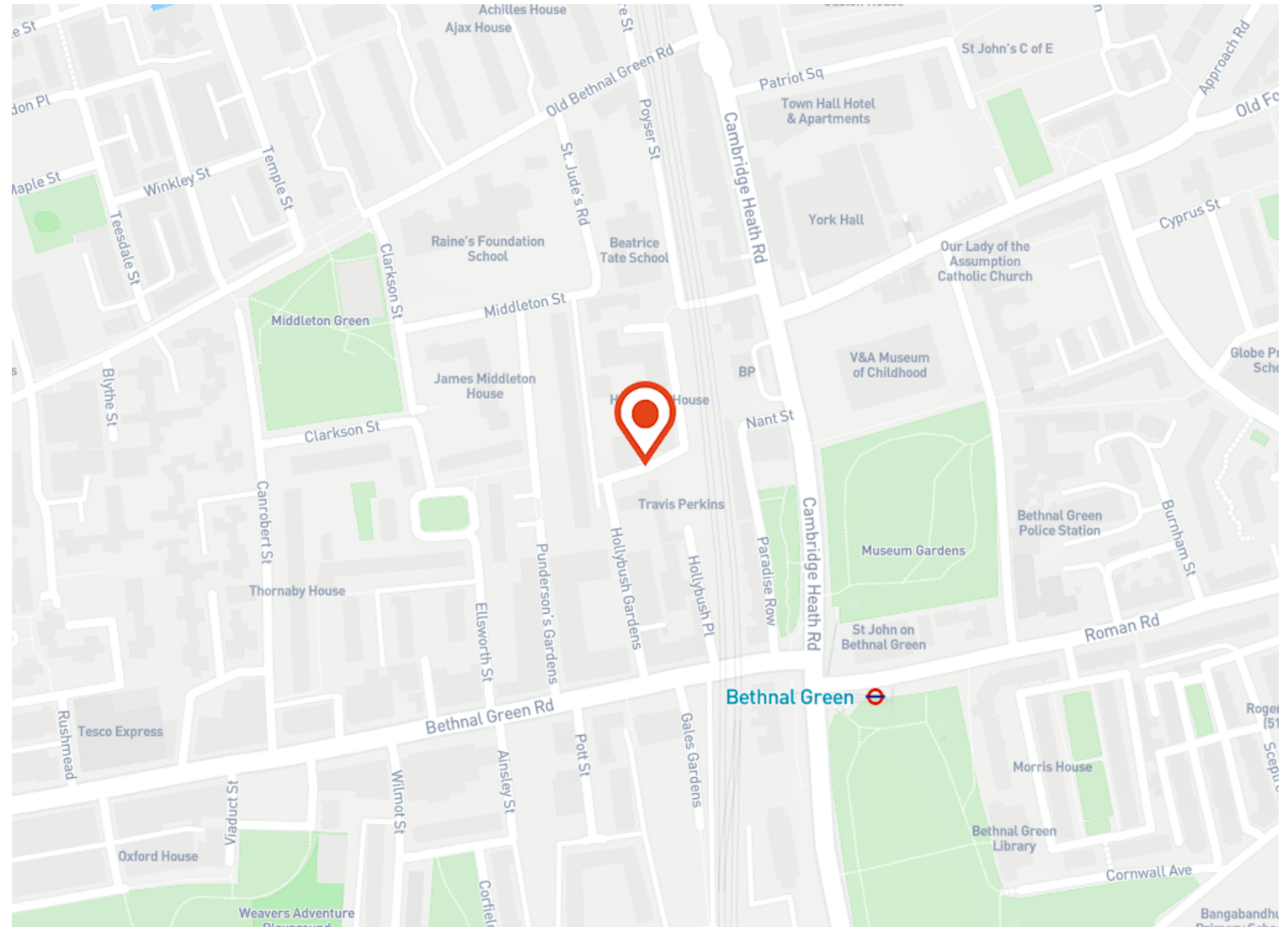
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Location

Bethnal Green's has got that rough 'n' ready East End flavour. Brush shoulders with the old-school embedded East Enders, Bangladeshi families and recently arriving young professionals.

There's plenty on offer whether it's strolling around at 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.

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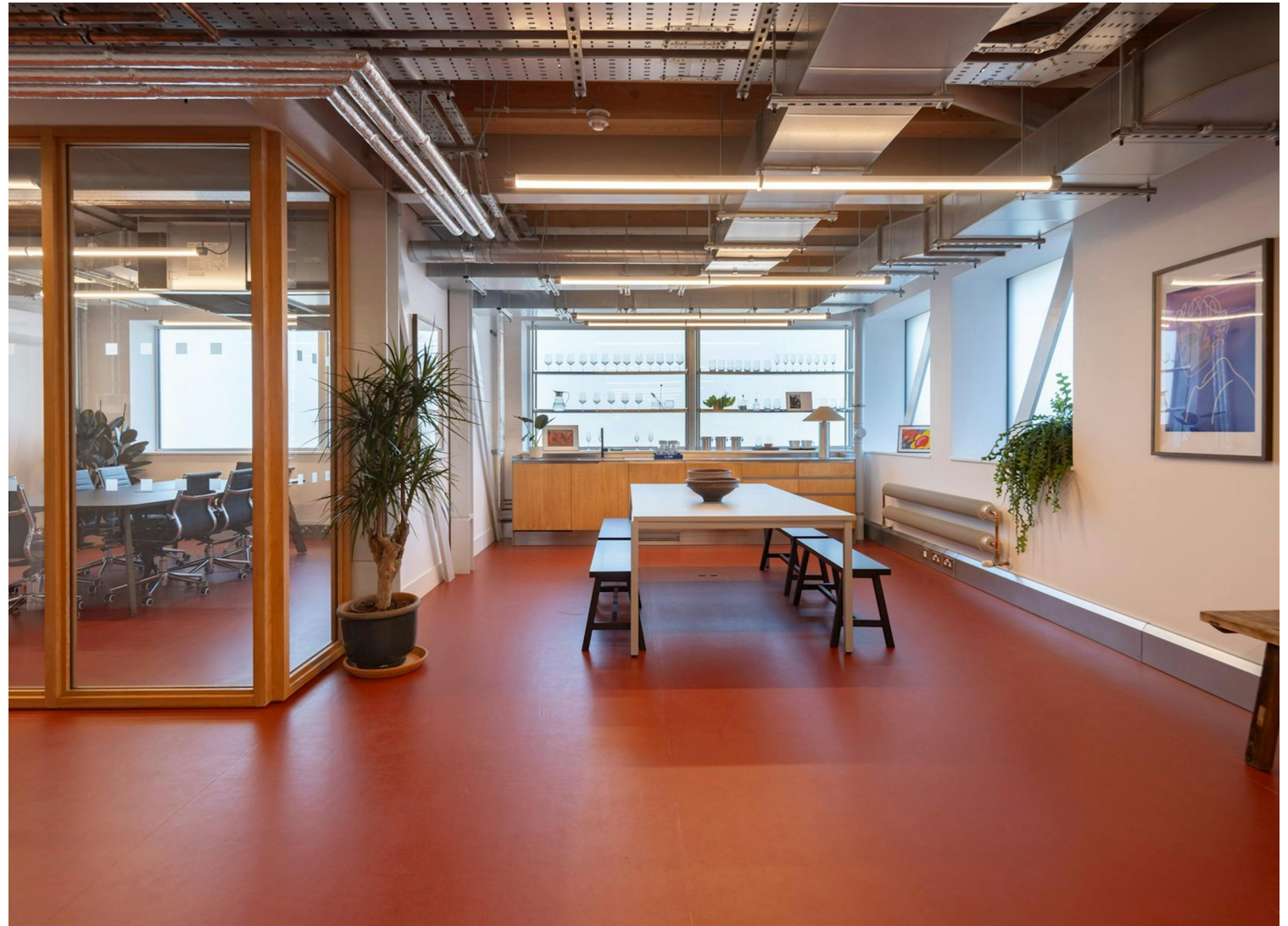
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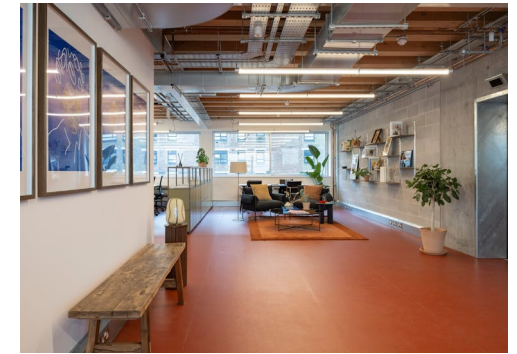
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Amenities

- Exceptional, Flexible Workspace Split Over Five Upper Floors
- Ground Floor Cafe Coming Soon
- 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

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 2,000 square feet of retail that has been designed to activate the ground floor and work in harmony with its surroundings.

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)? Your choice. Traditional lease, flexible or managed? You decide.

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Content

[View on Website](#)



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

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	Size	Rent	Rates Payable	Service charge	Monthly Rent	Total year	Availability
5th	3,542 sq ft	£47.50 /sq ft Approx.	£12.50 /sq ft	£10 /sq ft	£14,020.42	£247,940	Available
4th	3,542 sq ft	£45 /sq ft Approx.	£12.50 /sq ft	£10 /sq ft	£13,282.50	£239,085	Available
3rd - Fully Fitted	3,585 sq ft	£50 /sq ft Approx.	£12.50 /sq ft	£10 /sq ft	£14,937.50	£259,912.50	Available
2nd	3,778 sq ft	£40 /sq ft Approx.	£12.50 /sq ft	£10 /sq ft	£12,593.33	£236,125	Available
1st	3,778 sq ft	£40 /sq ft Approx.	£12.50 /sq ft	£10 /sq ft	£12,593.33	£236,125	Available
Ground - Retail	1,862 sq - ft		On Application	On Application -		-	Under Offer
Total						£1,219,187.50	

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Contact Us

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

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