



**A SELF-CONTAINED COMMERCIAL BUSINESS CENTRE
INVESTMENT WITH ASSET MANAGEMENT AND FUTURE
REDEVELOPMENT POTENTIAL**



FREEHOLD AND (PART) LONG LEASEHOLD HIGH YIELDING INVESTMENT

Leaside Business Centre/ Redbox, 43-45 Gillender Street, London E14 6RL

EXECUTIVE SUMMARY ...

- A Prime East London commercial serviced business centre investment.
- Bromley Hall and Redbox (43 & 44 Gillender Street) are owned freehold.
- Old Poplar Library (45 Gillender Street) is held on a long lease for a term of 125 years from 26 July 2001.
- The entirety of the properties is used as Use Class E serviced offices.
- Bromley Hall is a Grade II* Listed property, being London's oldest brick house. Old Poplar Library is Grade II Listed and is an impressive building with stone features and fascinating interiors.
- Red Box is a contemporary scheme comprising converted shipping containers and are home to the property's main reception and meeting rooms.
- Current lettable accommodation of 43 office suites throughout the three properties.
- Full planning permission was granted in 2019 for partial demolition of the site and provision of 22 residential units and 587 sq m / 6,300 sq ft of Class E office accommodation.
- Interim asset management opportunities to improve accommodation, let voids and to drive rents upward.





THE INVESTMENT ...

- Currently 29 Tenancies across the three properties.
- Circa £120,000 per annum income.
- Current tenancies expiring through 2023 and 2024.
- Tenancy schedule is available to view in the data room.

TENURE/TITLE ...

- **Freehold**
Container Futures,
43 Gillender Street, London E14 6RN
Registered under title number LN78578
- **Freehold**
Bromley Hall,
43 Gillender Street, London E14 6RN
Registered under title number AGL274915
- **Long lease**
Old Poplar Library,
45 Gillender Street, London E14 6RN
Registered under title number EGL428619



LOCATION ...

The properties are situated close to Bromley-by-Bow underground station which is located approximately 630m to the north of the site, served by the District and Hammersmith & City Lines. Langdon Park DLR Station is located approximately 650m to the west of the site, providing access to Stratford and Canary Wharf. Bus stops are on the A12 and are located approximately 100m to the south and west of the site.

DESCRIPTION ...

The current accommodation comprises a two-storey (Grade II* Listed) building known as Bromley Hall, a three-storey temporary building constructed from recycled shipping containers (Red Box Container Futures), with forecourt car parking and a three storey former library (Grade II Listed) property.



PLANNING ...

Planning Permission was granted in 2019 under planning permission PA/19/01628 for demolition of an existing container building, demolition of an existing extension to Bromley Hall (Grade II* Listed), erection of two blocks between 3 and 5 storeys to provide 22 residential units and 587 sq m office space (Use Class B1), minor alterations to Old Poplar Library (Grade II Listed) and Bromley Hall (Grade II* Listed). Related documents are available to view in the data room.

The current planning consent expires in August 2023.



THE PROPERTIES ...

BROMLEY HALL ...

London's oldest brick house, newly restored to its past splendour. The building accommodates twelve business serviced business units, together with an impressive period meeting room.

Service charges, electric, internet, heating and VAT all included within the rent.

Floor	Sq m (NIA)	Sq ft (NIA)
Ground	126.16	1,358
First	82.87	892
Second	56.68	610
Total	265.71	2,860



FEATURES INCLUDE ...

- Communal toilet and tea point
- 24/7 access
- High speed lease line internet
- Meeting room
- Flexible terms
- Unfurnished
- Access to car park



THE PROPERTIES ...

CONTAINER FUTURES ...

Contemporary, sustainable, and bespoke, designed for the office market, these converted shipping containers are home to the main reception and meeting room. It comes with keypad and entry phone system and round port-hole style windows.

Service charges, electric, internet, heating and VAT all included within the rent.

Floor	Sq m (NIA)	Sq ft (NIA)
Ground	134.63	1,449
First	184.14	1,982
Second	186.64	2,009
Total	505.41	5,440

FEATURES INCLUDE ...

- Shared toilet and tea point
- 24/7 access
- High speed lease line internet
- Meeting room
- Flexible terms
- Semi-furnished
- Access to car park



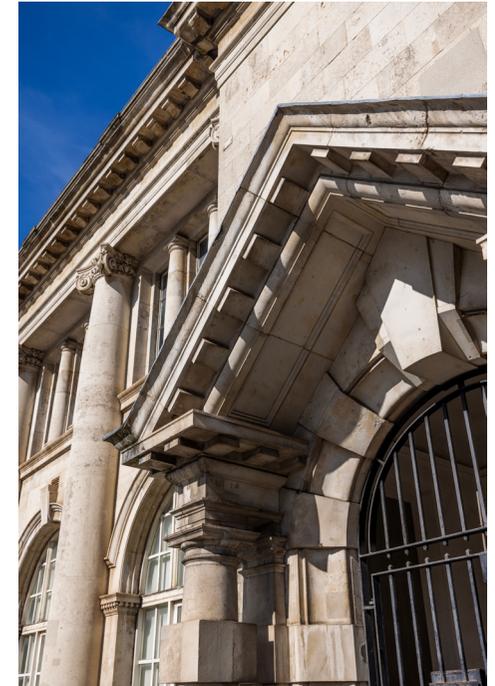
THE PROPERTIES ...

OLD POPLAR LIBRARY ...

Attractive early 1900's period construction, faced in white ashlar masonry with a balustraded parapet and ionic pillars across its grand frontage.

Service charges, electric, internet, heating and VAT all included within the rent.

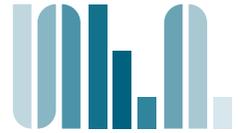
Floor	Sq m (NIA)	Sq ft (NIA)
Basement	81.00	872
Ground	179.78	1,935
First	81.44	877
Second	65.44	704
Total	407.66	4,388



FEATURES INCLUDE ...

- 24/7 access
- High speed lease line internet
- Meeting room
- Flexible terms
- Unfurnished
- Access to car park





THE PROPOSAL ...

Unconditional offers are sought for the freehold and long leasehold interest of the full site, subject to contract and excluding VAT (if applicable).

EPC ...

Information available on request.

DATA ROOM ...

A data room can be accessed to view documents in relation to planning, current tenancies and title documentation etc. Access can be provided upon request.

AML ...

The purchaser will be required to comply with our Anti Money Laundering Policy. Further details upon request.

VAT ...

The buildings are not opted for tax.

VIEWING ...

Viewings strictly through sole agents SFP Property. Please contact for viewing and further information.

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