



BRICK LANE OPPORTUNITY TO LET

23-25 Brick Lane, London, E1 6PU | Offers in excess of £45,000 per annum.



DESCRIPTION ...

The premises comprises two ground floor retail units connected internally.

The property frontage comprises aluminum framed windows with once entrance and space for shop signage above.

Internally the property is fit out as a police station as per its previous use. It is separated into several rooms including meeting rooms, toilet facilities and a kitchenette.

The approximate dimensions are as follows:

Floor	Sqm	Sqft
Total (NIA)	135.22	1,455.49

TENURE ...

An FRI lease term of 10 years (to be granted outside of Part II of the Landlord and Tenant Act 1954).

LOCATION ...

The premises are located along Brick Lane, a close distance from Aldgate East Underground Station. Brick Lane is a busy throughfare lined with commercial and residential properties. Brick Lane is a popular attraction due to its trendiness and diverse mix of commercial uses. The surrounding area is served by several bus routes.

USE ...

The property is a former police station. Prospective tenants should make their own enquiries with the local planning authority. Any applications for change of use will be the responsibility of the applicant.

TIMING ...

The marketing period will be four weeks beginning 26th November 2025 and ending on 23rd January 2026. Offers are to be submitted by way of sealed bid delivered to Tower Hamlets Town Hall, 160 Whitechapel Road, London, E1 1BJ. All offers must be submitted by the 23rd January 2026.

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RENT ...

Rental offers are invited in excess of £45,000 per annum (excluding VAT if applicable).

EPC ...

EPC details available upon request.

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

The tenant is to cover the Council's legal costs.



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

Jack Bayes

T: 07880 796813

E: jack.bayes@exigenproperty.co.uk

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@exigenproperty.co.uk

PROPOSALS ...

All offers are to be submitted by way of a sealed bid, incorporating the following information. They are to be delivered to Tower Hamlets Town Hall by the date set previously.

Offers to be delivered personally at the following location by the **end of Marketing Period 23rd January 2026**:

To London Borough of Tower Hamlets Tower Hamlets Town Hall 160 Whitechapel Road London E1 1BJ

FAO: Sam Brown

Acting Director of Corporate Property and Estates

E: sam.brown@towerhamlets.gov.uk

M: 07904 196560

A) THE MAIN LEASE TERMS

Please note that whilst these are the main factors to consider when making an offer for a lease, any other conditions/queries should be raised for the landlord's consideration.

Property	Please confirm unit and full addresses of the property you are interested in? If necessary, please confirm size requirement?
Rent	Please quote the rent per annum exclusive (pax), i.e. yearly sum exclusive of rates, service charges, insurance, taxes etc. Rent will normally be paid quarterly in advance. In some cases VAT will be payable on rent.
Lease Term	Please state the number of years of the lease and period of rent reviews, i.e. 10 year lease with 5 yearly upward only rent reviews. Please note that rent reviews are normally upward only.
User	Please state proposed user, i.e. A1 retail, A1/A3 food and drink, alternative use etc and whether any planning permission or other consents are required.
Break Clause	The landlord will require a minimum term of lease before a break clause is operable, a reasonable notice period and in some cases a penalty payment if a break clause is implemented. Please clearly state the year in which you require a break clause to be included.
Rent Free	The landlord may be prepared to grant a period of rent free occupation where the tenant is required to carry out significant repairs/improvements as a condition of the lease. Should a rent free period be requested, be prepared to supply a Schedule of Repairs/Improvements which you will agree to carry out.

B) IMPORTANT INFORMATION TO BE PROVIDED BY AN APPLICANT FOR A NEW LEASE OR LEASE ASSIGNMENT.

In addition to the terms of your offer you should include the following information for our client to consider your proposal fully:-

Applicant	Full name, address and company number (if applicable) of the person(s) and/or company who intend to take the lease.
Business	A description of the business which you intend to trade from the property and trading name if different to company name.
Business history	A detailed description of the related business history of the applicants, including details of other properties held on lease. If other commercial properties are held on lease please confirm location, website and provide photographs if possible. The landlord may require additional rent security deposit depending on the status of the individual and/or company proposing to take the lease. Please therefore be prepared to provide Accounts, business plans etc where available.
References	It may be that we require additional references should our client wish to proceed.
Forecast Appraisal	If you have financially modelled your business from day one with initial start up costs and then ongoing overheads and income this information would be immensely useful to support consideration.
Fit Out Plans	Although not essential at the point of offering, it would assist if you are able to provide any initial fit out plans or quotations for works
Additional information	The more information you can supply, the more likely our client (the Landlord) will accept your offer.

EXIGEN PROPERTY LIMITED

WAREHOUSE W | 3 WESTERN GATEWAY | ROYAL VICTORIA DOCKS | LONDON | E16 1BD

Registered office & trading address as above. Registered in England & Wales. Regulated by RICS.
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