

TO LET WHOLE OFFICE/COMMERCIAL BUILDING, E2



Formerly Bethnal Green Police Station, this character building has links to Jack The Ripper, George Orwell and The Kray Twins

It may be suitable for use as a school or nursery, art gallery or retail premises (subject to obtaining the relevant planning consents). The property would also make an ideal 'HQ' building (following significant refurbishment).

5,369 SQ FT (498 SQ M)

**458 Bethnal Green Road
London E2 0EA**

Virtual Tour

A virtual tour of the property is available here:
<https://commercialpropertyphotography.com/vt/astonrose/458bethnalgreen/>

Location

The property is located in a prominent position on the southern side of Bethnal Green Road in East London, a short distance from Bethnal Green underground station and the V&A Museum of Childhood.

Bethnal Green Underground station (Central Line) is a 2-minute walk away and provides direct services to Liverpool Street, Mile End, Stratford International and Epping. Bethnal Green Overground station is within a 5-minute walk.

Bethnal Green has a rich cultural heritage as it is in the heart of the East End of London. In the immediate surrounding area there are a number of parks and open spaces, including Bethnal Green Garden and Weavers Fields. Numerous national retailers and independent traders can be found situated along Bethnal Green Road, together with a range of restaurants and bars.

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

History

The property comprises a period building which started out life as Bethnal Green Police Station, when it was home to the J Division from around 1868 to 1933, following which time it fell under the H (or Whitechapel) Division - considered as one of the most feared and notorious divisions to be assigned. As Jack the Ripper stalked the streets of Whitechapel, historical records show constables from the station were called upon to undertake extra police patrols in the area.

In 1931 author, George Orwell, had an overnight stay in the station cells for being drunk and disorderly - which he had deliberately engineered - from where he took inspiration for the cells in the Ministry of Love in his novel 'Nineteen Eighty-Four'. Then, through the 1950s and 60s, the notorious local gangsters, The Kray twins, flaunted their activities in and around the neighbourhood and, it is said, spent some time in and out of the station.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
johnwilliams@astonrose.co.uk

Investment & Development
kenmorgan@astonrose.co.uk

Building Consultancy
andylynch@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Lease Advisory
robcragg@astonrose.co.uk

Valuation & Expert Witness
duncanpreston@astonrose.co.uk

TO LET

SELF-CONTAINED OFFICES - SUITABLE FOR A VARIETY OF USES BETHNAL GREEN, LONDON E2



Description

The property is arranged over lower ground, ground and two upper floors and is currently heavily partitioned to provide a mix of office space and meeting rooms. Much of the partitioning can easily be removed to create a more open plan environment and would suit a variety of different occupiers, including a school, nursery, art gallery or retailer (subject to the relevant planning consents). The property would also make an ideal headquarters building, subject to a significant refurbishment.

Floor Areas:

Floor	sq ft	sq m
Lower Ground	1,424	131.7
Ground	1,981	184
First	1,076	99.9
Second	888	82.5
Total	5,369	498.10

Amenities

- kitchen
- Storerooms
- Fitted out as offices
- WCs
- Rear access
- Central heating

Lease

A new lease of the whole building is available on terms to be agreed at a rent of £134,225 per annum.

Business Rates

According to the Valuation Office Agency the property has a Rateable Value of £81,500. The rates payable figure is estimated at £41,728 for the year 2021/2022. Prospective tenants are required to make their own enquires with the relevant local authority – London Borough of Tower Hamlets.

Energy Performance Certificate (EPC)

An EPC has been commissioned - details will be available shortly.

Legal Costs

In the event of a transaction each party will be responsible for their own legal and professional costs.

Viewings

Viewings are strictly by appointment only. Please contact the sole agent, Aston Rose:

Tim Richards

020 7629 1533

timrichards@astonrose.co.uk

Harry Batt

020 3026 4095

harrybatt@astonrose.co.uk

*Subject to Contract
May 2021*

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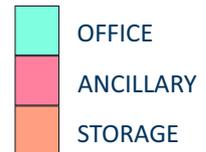
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The floor plans shown below are not to scale, and are for indicative purposes only.



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