

THE
OLD TRUMAN
BREWERY

C Block

The Old Truman Brewery
Brick Lane, Spitalfields
London E1

www.theoldtrumanbrewery.com



Pre-let Opportunity



A major new development scheme on the iconic Old Truman Brewery Estate.



Forthcoming Availability

Floor	Area (sq ft) incl transition space	Area (sq ft) excl transition space	Area (sq m) incl transition space	Area (sq m) excl transition space
8	8,342	5,963	775	554
7	10,452	7,750	971	720
6	10,527	7,825	978	727
5	9,728	7,029	904	653
4	11,431	8,600	1,062	799
3	10,775	7,772	1,001	722
2	8,417	5,167	782	480
1	10,269	7,061	954	656
	<u>79,941</u>	<u>57,167</u>	<u>7,427</u>	<u>5,311</u>

Floor areas are subject to verification

Timing

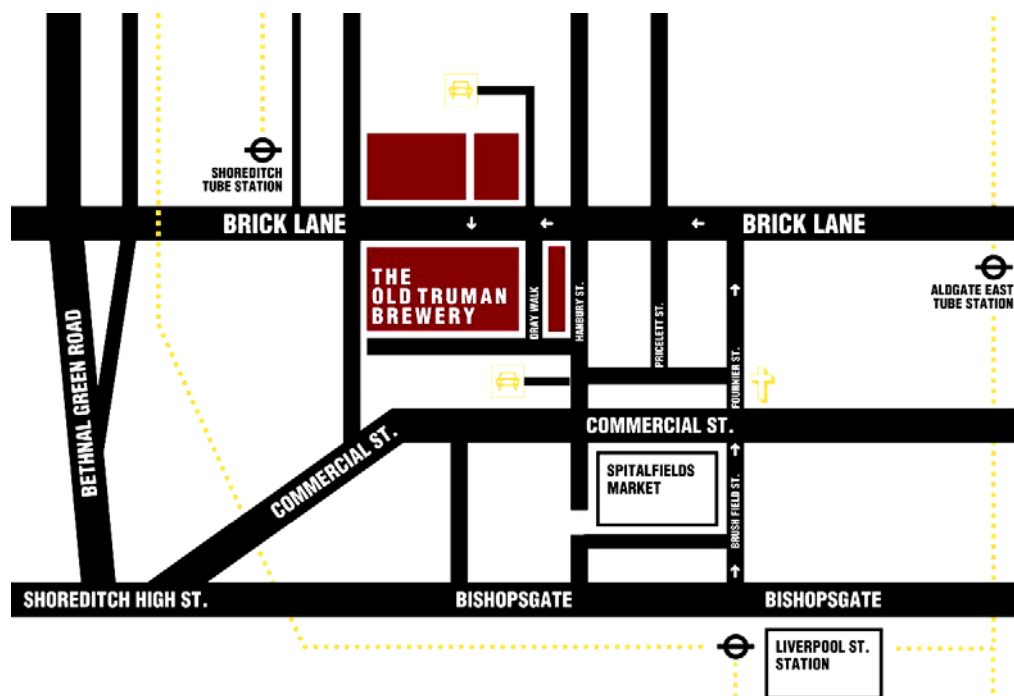
Planning consent obtained. Estimated 20-22 month build period.

Terms

Upon application to the letting agents.

Location

The Old Truman Brewery Estate is located on both sides of the north part of Brick Lane in the Spitalfields area close to Bishops Square and the headquarters of Allan & Overy. Both Liverpool Street (Hammersmith & City, Circle & Metropolitan Lines) and Aldgate East Underground stations (Hammersmith & City and District Lines) are within walking distance.



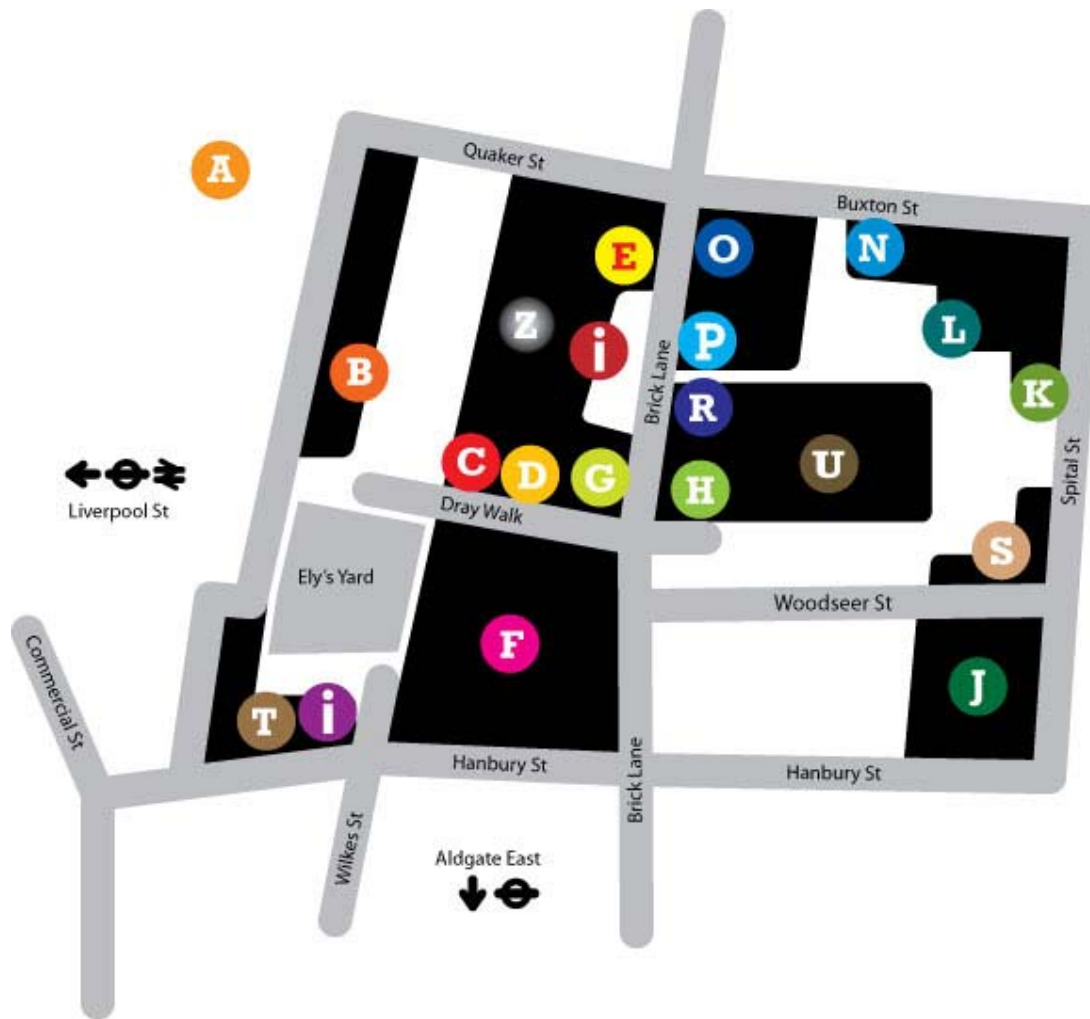
Description

Spanning an 11 acre site, The Old Truman Brewery Estate has become the creative hub of London's East End and is home to leaders in design, fashion, art, e-commerce and media. The 28 buildings on the Estate offer a wide variety of office, retail and production space.

The Estate is a model of sensitive urban regeneration; over 14 years of careful development which has lent a fresh vision to a historic setting. The skeleton of the original Brewery is still discernable, but the formerly derelict, neglected warehouses have been transformed, attracting businesses and visitors from far and wide.

The landscape is constantly evolving, bringing exclusive exhibitions, fashion & design shows, film crews and event organisers to the site week after week. A Routemaster bus becomes a candlelit restaurant, striking street art adorns once industrial walls, an enclave of London's best bars, cafes and restaurants weaves a path past hip boutiques, salons, cutting-edge gallery spaces, a retro-themed bowling alley, and through buzzing markets: The Old Truman Brewery offers inimitable retail, leisure and commercial spaces for an open and diverse community.

Today more than 150 businesses are housed in the Brewery. Fashion designers, artists and DJ's work alongside stockbrokers, graphic designers, architects and recording and photographic studios. Together they make the Brewery a self-contained creative resource that is unique in Britain.



- i Old Truman Brewery Main Reception
- i Events / Markets Office

Occupiers

Interxion
 L&B Icon
 Wieden + Kennedy
 Moodia

All Star Lanes
 Big Chill Bar
 Brick House Restaurant
 93 Feet East
 Vibe Bar
 Café 1001
 Al Volo
 The Tea Rooms
 Rootmaster
 Laughing Buddha
 Story Deli

Rough Trade
 Absolute Vintage
 Son of a Stag
 Public Beware
 Traffic People
 Junky Styling
 14 Bike Co

Amenities

- High levels of connectivity
- Parking (c. 350 spaces throughout the Estate)
- Excellent natural light in most areas
- Wide range of ceiling heights up to 9 metres high
- On site conference/event facilities (up to 45,000 sq ft)
- Low service charge and business rates
- Wide variety of on site eating/leisure/entertainment facilities

Legal Costs

Each party to bear their own legal costs.

Possession

Immediately upon completion of legal formalities.

Viewings

Sean Thompson

email: sthompson@thompsonyates.co.uk

Colin Yates

email: cyates@thompsonyates.co.uk

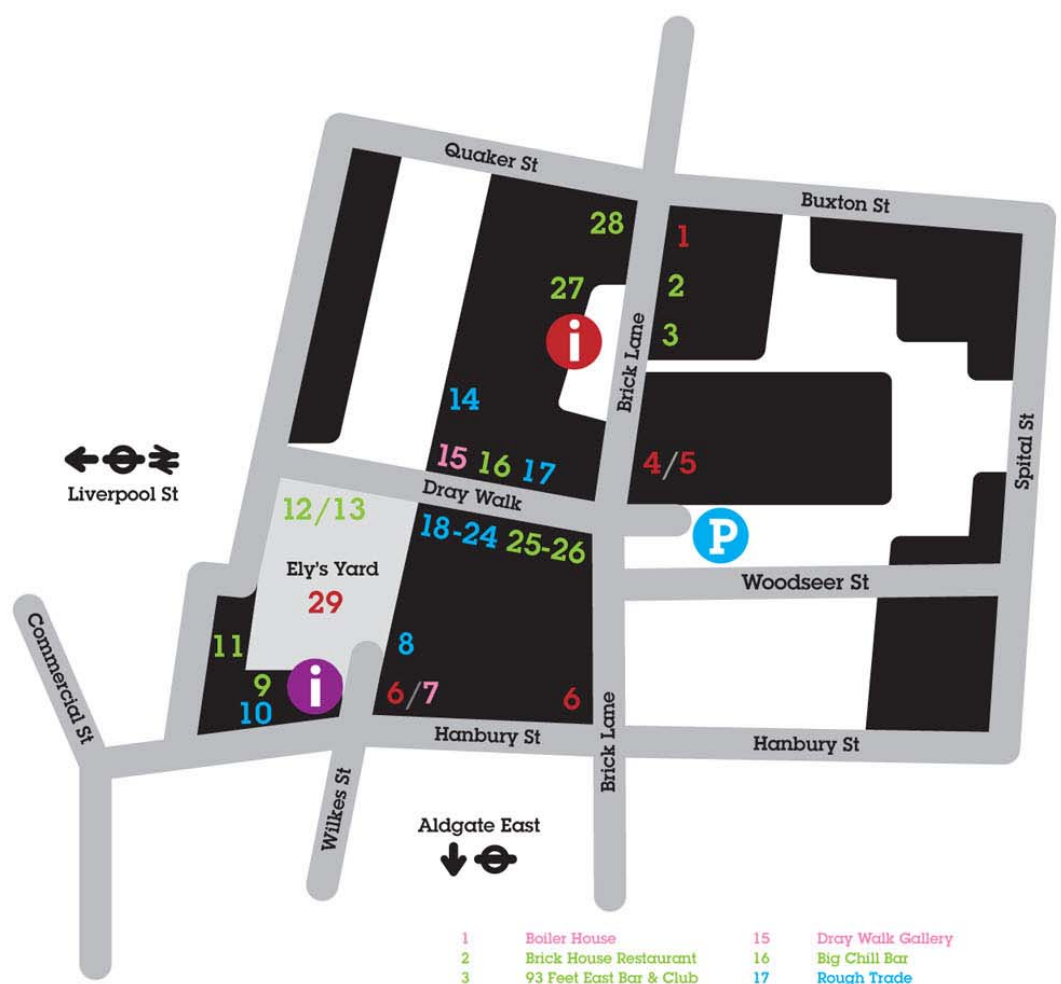
📞 020 7626 6060



All negotiations are subject to contract, receipt of satisfactory references and landlords consent where necessary.
Stated floor areas are subject to verification.
Your attention is drawn to the Important Notice overleaf/below.

www.theoldtrumanbrewery.com

THE OLD TRUMAN BREWERY



- | | | | |
|----|-------------------------|----|------------------------|
| 1 | Boiler House | 15 | Dray Walk Gallery |
| 2 | Brick House Restaurant | 16 | Big Chill Bar |
| 3 | 93 Feet East Bar & Club | 17 | Rough Trade |
| 4 | Backyard Market | 18 | Junky Styling |
| 5 | The Tea Rooms | 20 | Traffic People |
| 6 | Sunday Upmarket | 21 | Son of a Stag |
| 7 | Shop 14 | 22 | Vision |
| 8 | 14 Bike Co. | 23 | Public Beware |
| 9 | Al Volo | 24 | No.6 |
| 10 | Absolute Vintage | 25 | Story Deli |
| 11 | Corbet Place Bar | 26 | Café 1001 |
| 12 | Rootmaster | 27 | The Vibe Bar |
| 13 | Laughing Buddha | 28 | All Star Lanes |
| 14 | Stolen Space Gallery | 29 | Ely's Yard Food Market |

-  Old Truman Brewery Main Reception
-  Events / Markets Office
-  Parking

■ Market
 ■ Bar/Restaurant
 ■ Outlet
 ■ Event/Event Space

As cool as downtown New York....edgier than Soho Evening Standard

Fast becoming the creative hub of London's East End, Brick Lane's newly fashionable status has a lot to do with The Old Truman Brewery Time Out

The grooviest place in London....the East End version of Soho The Daily Telegraph

The Old Truman Brewery in Shoreditch is being transformed into a super hip complex Elle

The Portobello of the 90's....number 4 in London's hip 100 Time Out

You'll soon notice the extreme youth and even more extreme coolness of the steady stream of people walking through the door Space

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