

# BURFORD ROAD

LONDON E15





# Investment Highlights

- Freehold.
- 33,243 sq. ft. (3,088.4 sq. m.) of high-quality Grade A office and ancillary accommodation arranged over ground and five upper floors.
- New comprehensive refurbishment and extension by the Vendor, an experienced Central London Property Company, which completed in 2020.
- Currently being operated as a Flexible Office Centre with short term licences of less than 12 months.
- Situated in close proximity to Stratford High Street and Stratford stations, providing quick access to the City and Canary Wharf within 10 minutes.
- Stratford has experienced significant investment since hosting the Olympics in 2012, which has resulted in sustained regeneration in the area.
- One of London's best connected office micro-locations benefitting from direct access to London Underground, Overground, DLR and National Rail services.
- Stratford International Station provides direct access to Eurostar services to Paris, Brussels and beyond. Upon completion in 2022, the Elizabeth Line will further improve the domestic transport connectivity across London.





Canary Wharf

**11 BURFORD ROAD**

Stratford High Street 

City of London

Stratford Station 

London Stadium

London Aquatics Centre





Stratford is situated in close proximity to the City and Canary Wharf and is becoming one of the Capital's fastest growing locations, having had significant investment in both the commercial and residential real estate, and local infrastructure.



Westfield Stratford City opened in 2011 and provides 1.9 million sq. ft. of retail and leisure accommodation with approximately 300 shops and over 50 food and beverage outlets. The centre represents a complete retail, dining and entertainment offering across a 700 acre £1.45 billion development. The centre features major retail anchors including John Lewis, Waitrose and Marks & Spencer as part of a strong tenant line-up that includes some of the world's most innovative and recognisable brands.

The £2 billion development of Queen Elizabeth Park (formerly Olympic Park) placed Stratford in the global spotlight in 2012. Since then the park and the world class sports facilities, attractions, event spaces and parkland have continued to attract interest capitalising on its prestige and profile. With an urban entertainment plaza in the South of the Park, anchored by the London Stadium and Aquatics Centre, and the north of the Park featuring a river valley centred around waterways, parklands and green space, the area is lively and offers numerous activities for office occupiers and residents alike.



# Stratford

The International Quarter has emerged as a leading new business space development in Stratford which will provide approximately 4 million sq. ft. of office accommodation, 350 new homes, 275,000 sq. ft. (25,548 sq. m.) of hotel provision and 52,000 sq. ft. (4,831 sq. m.) of retail provision. Stratford has become a desirable business hub establishing itself as a major employment centre within London. The Financial Conduct Authority and Transport for London have relocated their headquarters to The International Quarter in a £600M development across two buildings (S5 & S6) comprising 495,000 sq. ft. (45,987 sq. m.) and 268,000 sq. ft. (24,898 sq. m.) respectively.





# Situation

11 Burford Road is situated on the western side of Burford Road approximately 50 metres from its junction with Stratford High Street and approximately 100 metres to Stratford High Street station.

Significant nearby developments include One Stratford Place, The Square, First Avenue, Here East, The International Quarter and the University of East London Stratford Campus. Notable local occupiers include British Council, Barclays, Cancer Research, Transport for London, The Financial Conduct Authority, BT Sport, Infinity and Loughborough University.



Stratford High Street Station 





# Development Activity

Stratford has been subject to significant investment in recent years resulting in numerous high quality commercial, residential and mixed-used developments, boosting the economy and making it one of London's most vibrant addresses.

1. MSG Sphere
2. International Quarter London
3. East Bank, QE Olympic Park
4. Here East, E20
5. East Wick & Sweet Water, E20
6. Gantry Hotel, Celebration Avenue, E20
7. Chobham Manor, E20
8. Sugar House Island, E20
9. Olympian Tower, E20
10. Manhattan Loft Gardens, E20
11. East Village, E20
12. University College London, E15





# Local Developments



**1**  
**MSG Sphere**  
**The Madison Square Garden Company**  
**Anticipated PC: Planning Submitted.**

Proposed spherical shaped mixed-used entertainment and leisure development comprising auditorium (capacity for up to 21,500 people), music venue, nightclub and restaurant, together with new bridges to create pedestrian connections across the site.



**2**  
**The International Quarter London**  
**Lendlease & LCR**  
**Completed: Phased**

A £2.4 billion development across 22 acres comprising c.4 million sq. ft. of office accommodation, 70,000 sq. ft. retail and 333 residential apartments. Key occupiers include Transport for London and The Financial Conduct Authority and Unicef UK.



**5**  
**East Wick & Sweet Water, E20**  
**Balfour Beatty / Places for People**  
**Anticipated PC: Phased 2018 - 2023**

Two new districts that will provide over 110,000 sq. ft. of office accommodation, 77,500 sq. ft. of retail and 1,800 residential units (31% affordable).



**6**  
**Gantry Hotel, Celebration Avenue, E20**  
**Curio by Hilton & Adagio Aparthotel**  
**Anticipated PC: Q3 2021**

A new 285 bedroom luxury hotel that will benefit from a sky bar and restaurant accommodation. The hotel will also benefit from a 136 room long-stay hotel.



**3**  
**East Bank, QE Olympic Park**  
**Balfour Beatty & Places for People**  
**Phased Completion: Q4 2023/2024**

560 acre Olympic legacy site that is evolving into one of the world's largest cultural and education districts. The new UCL campus will consolidate eight faculties in 538,120 sq. ft. across two buildings.



**4**  
**Here East, E20**  
**Delancey**  
**Completed: Q2 2018**

A new £120 million regeneration scheme that will comprise over 1.2 million sq. ft. of office accommodation over two buildings. Key occupiers include UCL, Loughborough University, BT Sport and Ford.



**7**  
**Chobham Manor, E20**  
**London & Quadrant / Taylor Wimpey**  
**Anticipated PC: Phased 2017 - 2022**

A mixed-used development scheme comprising 250,000 sq. ft. of retail and leisure accommodation and 859 residential units (35% affordable).



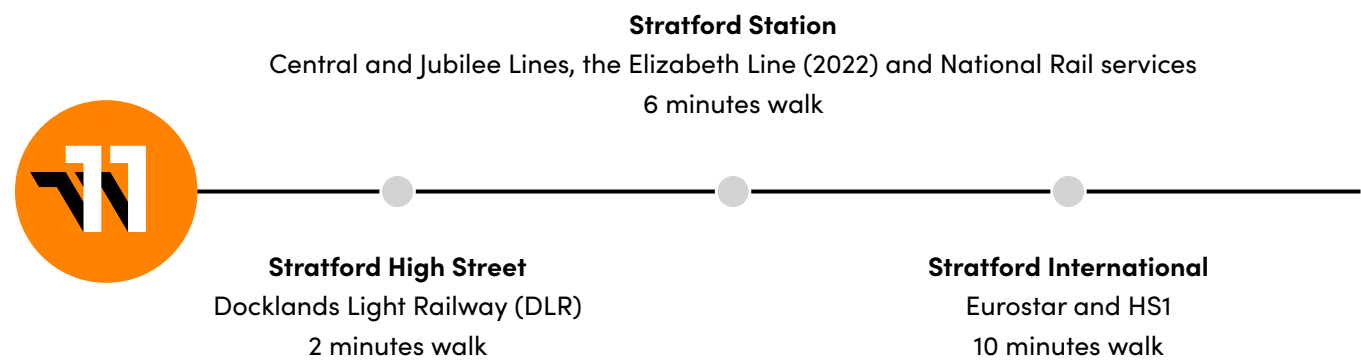
**8**  
**Sugar House Island, E15**  
**Vastint UK**  
**Anticipated PC: Phased 2019 - 2023**

A new mixed-used neighbourhood comprising over 600,000 sq. ft. of office accommodation, 1,200 residential units, independent retailers, design studios, bars, and restaurants, surrounding the waterways of east London.



# Connectivity

At the centre of Stratford's success is the upgrade in transport connectivity. In August 2011 an extension of the Docklands Light Railway (DLR) connected the station directly to the wider London public transport network and Stratford Regional station. Stratford and Stratford International are in close proximity and have seen significant investment with new services improving access across London, the UK and Europe.



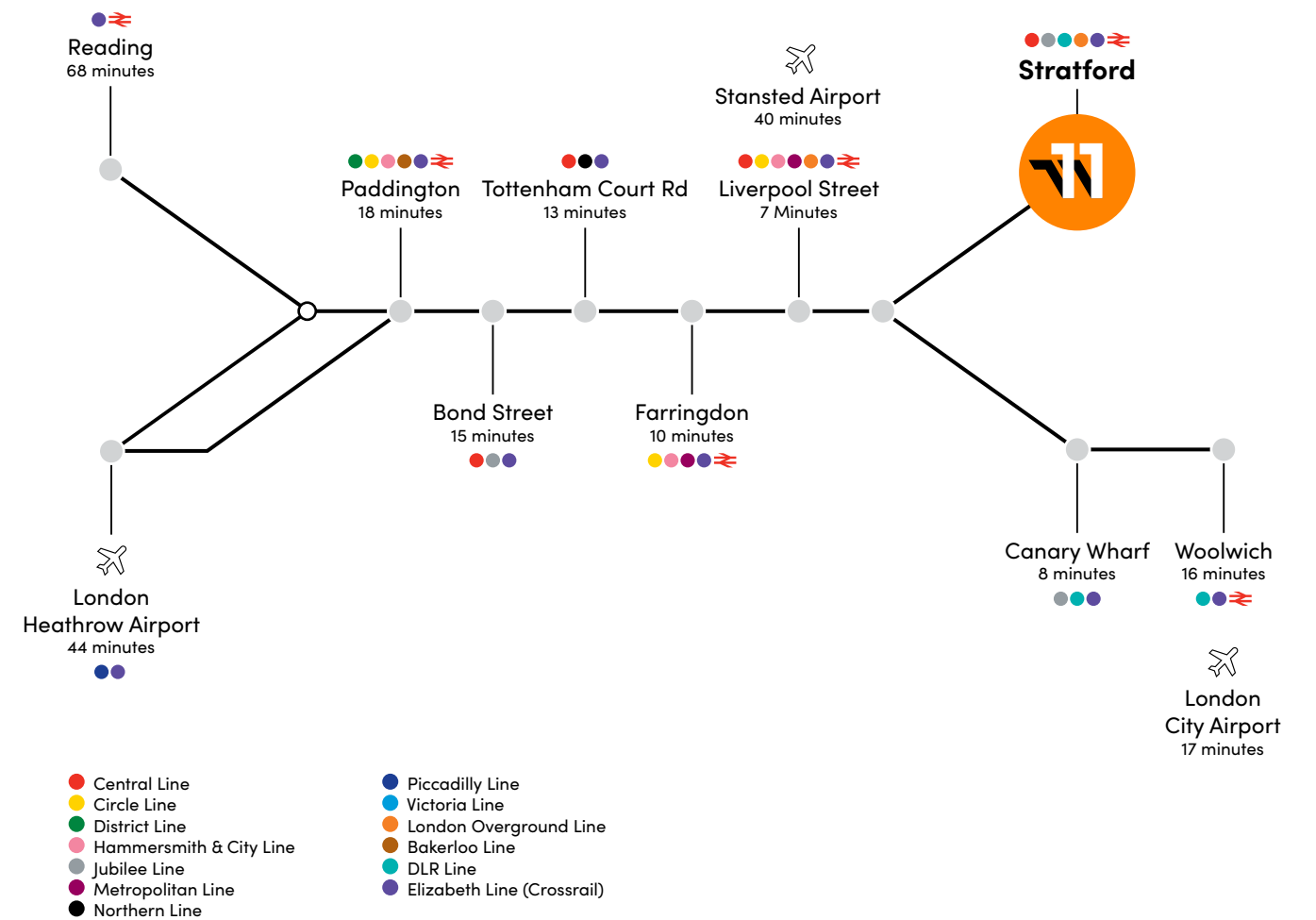
## The Elizabeth Line

The Elizabeth line, Europe's largest infrastructure project, is a new high-speed railway linking Reading, Heathrow Airport and the West End with the City, Canary Wharf and Stratford. It is estimated the service will increase rail capacity in London by 10% carrying around 200 million passengers each year, whilst bringing an extra 1.5 million people within 45 minutes of Central London.



## Airports

Stratford has three International and two regional airports within an hour's drive, the closest being London City Airport located approximately 5 miles (8 km) south east of the subject property. London City Airport already serves 3.03 million passengers per year with plans in place to accommodate 8 million passengers per year by 2030. London City Airport will continue to play an increasingly key role in London's economy.





# Description

Originally built in 2004, 11 Burford Road has recently undergone a comprehensive refurbishment and extension to provide approximately 33,243 sq. ft. (3,088.4 sq. m.) of Grade A office and ancillary accommodation arranged over ground and five upper floors. The rectangular floor plates are consistent in size at approximately 6,000 sq. ft. (557 sq. m.) and benefit from excellent levels of natural light throughout.

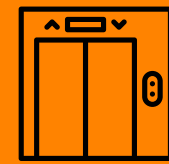
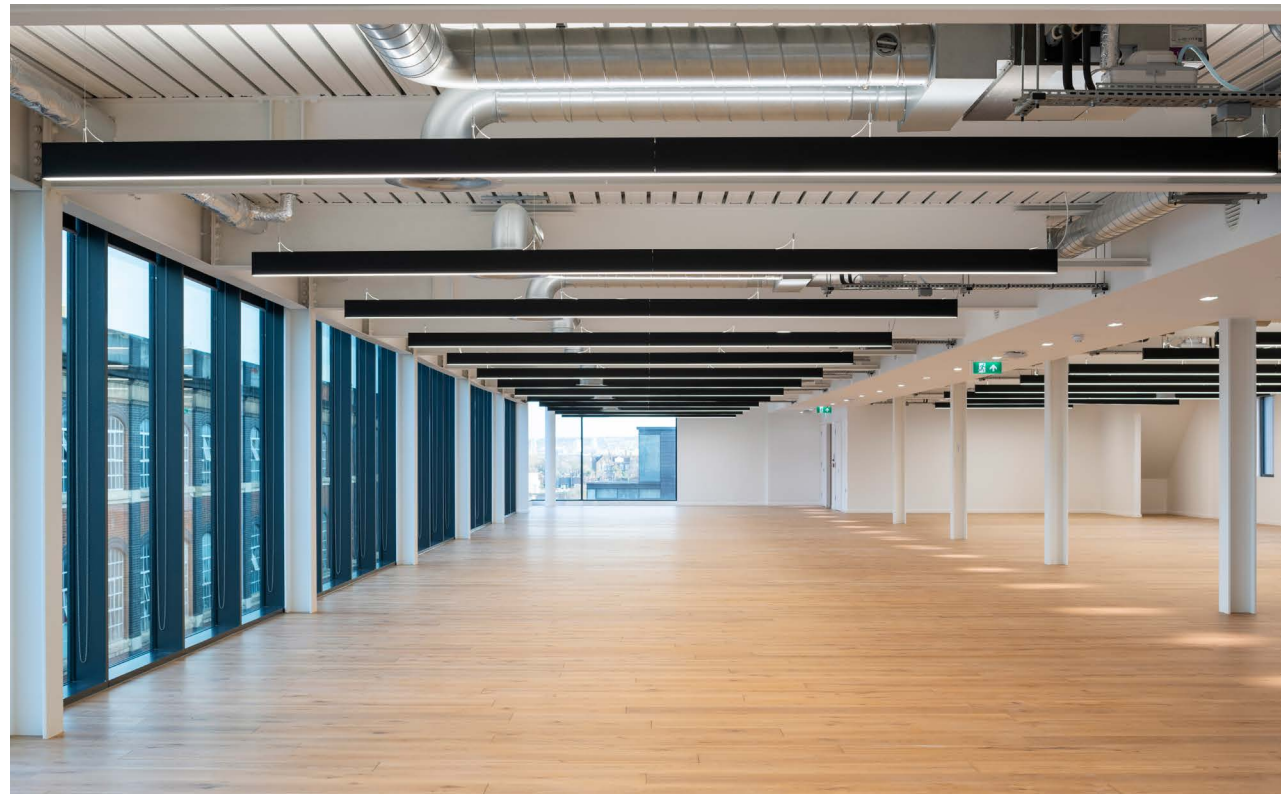
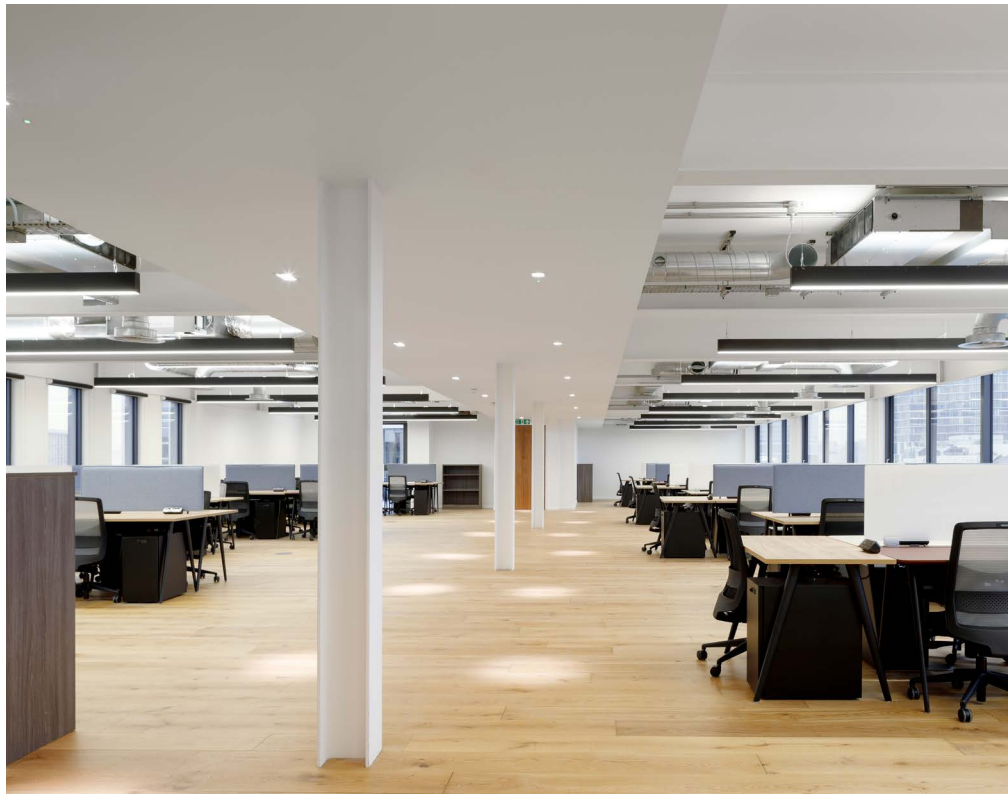
The property is accessed off Burford Road at ground floor level into a large reception. The first floor comprises open plan office accommodation, private offices and break out areas, with all floors being accessed via lobbies being serviced by two lifts. In addition there is a separate service lift. The ground floor also benefits from break out space, a bar as well as meeting room and conference facilities for the use of the whole building.

The property offers a contemporary office fit out with exposed services commensurate with what typical occupiers in this location are seeking. Furthermore, there are exceptional terraces on the southern side of the building at the first and fifth floors, to compliment the ground floor winter garden. The building provides bicycle storage with separate male and female showers with separate changing facilities and dry room.

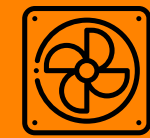
The building achieved a BREEAM rating of 'Very Good'.



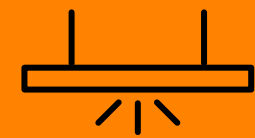




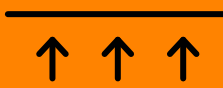
2 x 13 person passenger lifts  
1 x service lift



Air conditioning



Suspended LED lighting



Fully accessible raised floors  
(150mm void)



Male, female and disabled WC  
provision on each floor



30 bicycle racks with  
showers, changing room  
and drying room



# Accommodation

The building provides the following net internal floor areas in accordance with the building's existing use:

Floor	Net Internal Area		Terraces & Winter Garden	
	Sq. Ft.	Sq. M.	Sq. Ft.	Sq. M.
5	4,708	437.4	467	43.4
4	5,974	555.0		
3	6,017	559.0		
2	6,030	560.2		
1	5,870	545.3	711	66.1
Ground	4,644	431.5	295	27.4
<b>Total</b>	<b>33,243</b>	<b>3,088.4</b>	<b>1,473</b>	<b>136.9</b>

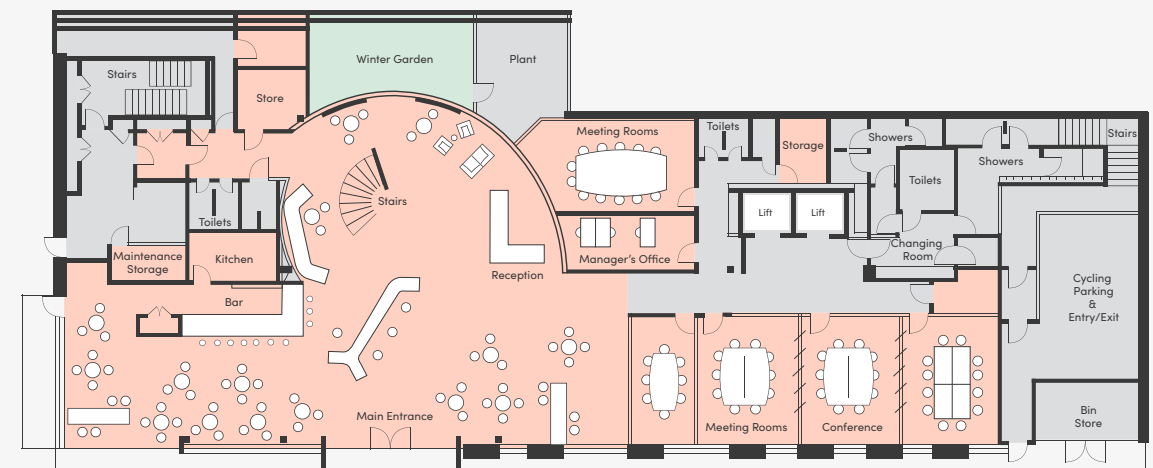
\*The property has been measured by Plowman Craven in accordance with the RICS Code of Measuring Practice (sixth edition). Copies of the measured survey, which include the International Property Measurement Standards (IPMS 3), are available upon request.

The winter garden is capable of being included within the office areas via a simple modification.

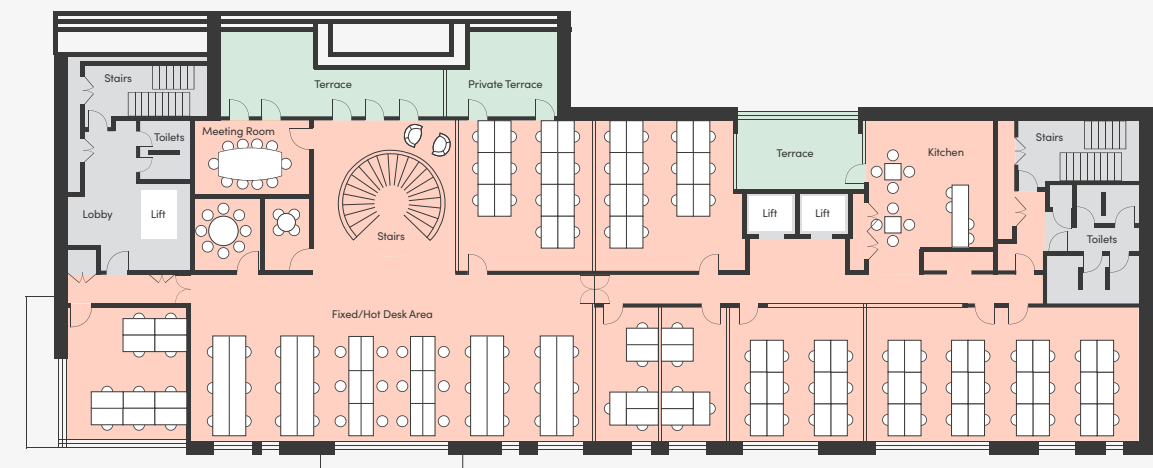
# Floorplans



## Level 0 - Reception & Office Accommodation



## Level 1 - Office Accommodation



- Key**
- Office / Storage
  - Terrace
  - Core

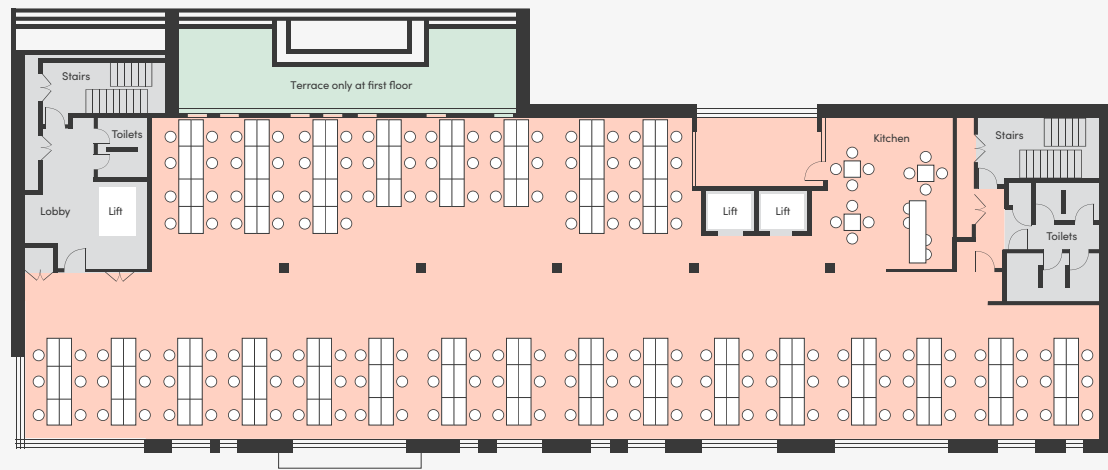
Not to scale. For indicative purposes only.



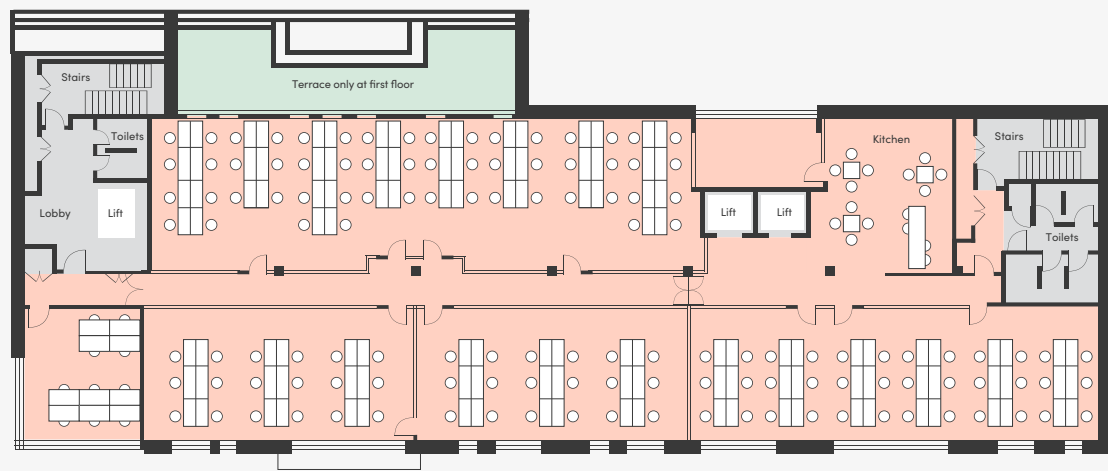
# Floorplans



Typical Open Plan Office Accommodation



Typical Sub-divided Office Accommodation



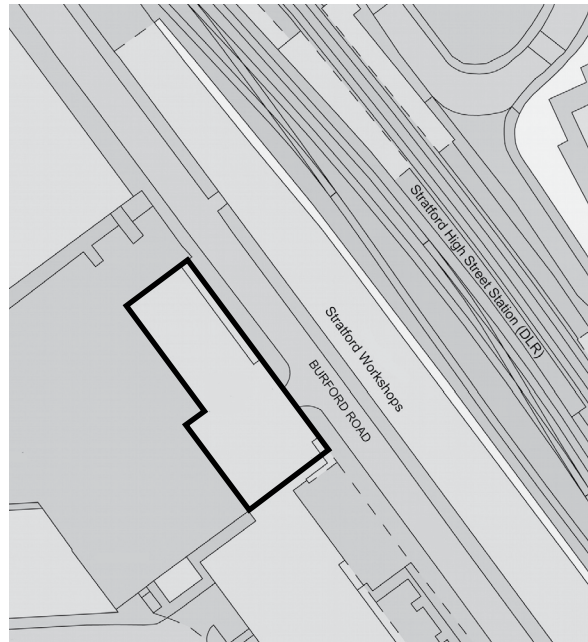
- Key**
- Office / Storage
  - Terrace
  - Core

Not to scale. For indicative purposes only.





# Additional Information



## Tenure

The property is held freehold and registered under the title number EGL460075.

The total site extends to an approximate area of 0.19 acres (0.08 hectares).

## Tenancy

The property is currently being operated as a Flexible Office Centre and is subject to a number of short-term licenses of less than 12 months.

## Planning

The property is situated in the London Borough of Newham and sits within the London Legacy Development Corporation area. The building is not listed, nor is it situated in a Conservation Area.

## Value Added Tax (VAT)

The property is elected for VAT and therefore we anticipate the transaction will be structured by way of a Transfer of a Going Concern (TOGC).

## Energy Performance Certificate (EPC)

The property has an Energy Performance Certificate (EPC) rating of B (30). Further information can be provided on request.

## Capital Allowances

Substantial Capital Allowances are available by way of separate negotiation.

## Data Room

Access to the legal data room can be provided upon request.

# Contacts

For further information or to arrange an inspection of the property, please contact the vendor's sole agent Savills.



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June 2021



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