

79–85 MONIER ROAD FISH ISLAND E3

For Sale

A self-contained 16,777 sq ft brand new office building with rooftop terrace



EXECUTIVE SUMMARY

- ▶ Imposing purpose built B1 office building designed by renowned architects Hawkins Brown
- ▶ 16,777 sq ft Gross Internal Area (less building core and riser) arranged over Ground to Fourth floors plus 2,000 sq ft private rooftop terrace
- ▶ Offered in Shell & Core condition or to an agreed fitted specification
- ▶ Centrally located on Fish Island, directly adjacent to Hackney Wick and the Queen Elizabeth II Olympic Park
- ▶ Excellent transport links being one stop from Stratford station (Crossrail, Overground, Underground, DLR and Eurostar services)
- ▶ Available by way of a new 999 year Virtual Freehold
- ▶ Offers in excess of **£5,200,000** which reflects a low capital value of £310 per sq ft



THE BUILDING

Designed by award-winning architects Hawkins Brown, 79-85 Monier Road is an imposing 5 storey modern building inspired by the industrial spaces that populate Fish Island & Hackney Wick.

About

The façade is brick built boasting floor to ceiling glazing with a minimum of three aspects throughout providing excellent natural light which will create a high quality working environment.

The building has minimal pillars offering fully flexible accommodation for either an open plan or partitioned layout. There are superb slab to slab ceiling heights with 4m on the ground floor and over 3m on the upper floors.

Forming part of a large new build mixed use scheme, the building is offered in shell condition with capped services providing an opportunity for a buyer to fit-out the building to their desired requirements. Alternatively the Vendor would consider developing the building to a CAT A specification subject to negotiation.

**Hawkins Brown
Architects Designed**

**Excellent natural light
with Triple Aspect**

Floor to ceiling windows

**In excess of 4m ceiling
height on ground floor**

**In excess of 3m ceiling
heights on all upper floors**

**Minimal pillars offering
flexible open plan floors**

**Large rooftop terrace
with potential for 'sun room'**

Secure private bike store

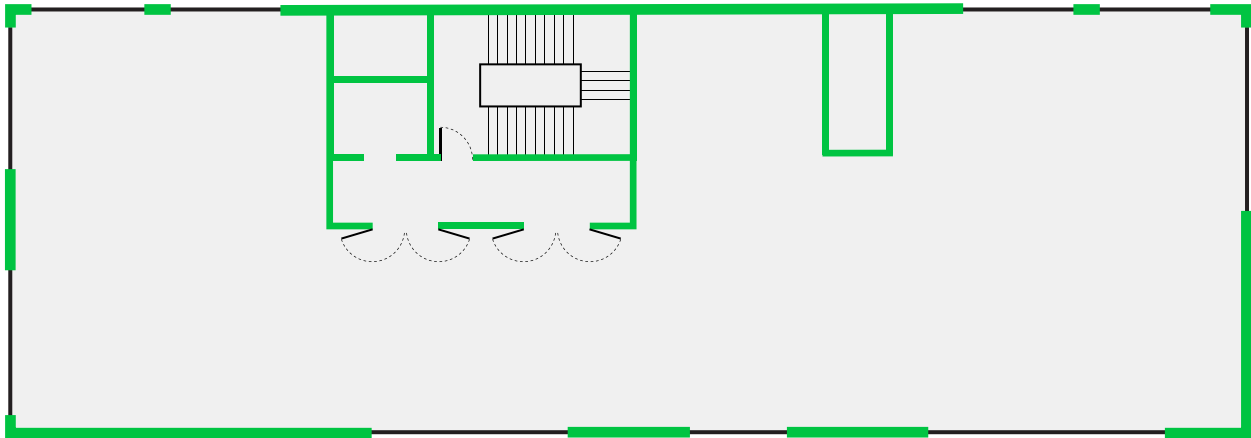


SCHEDULE OF ACCOMMODATION

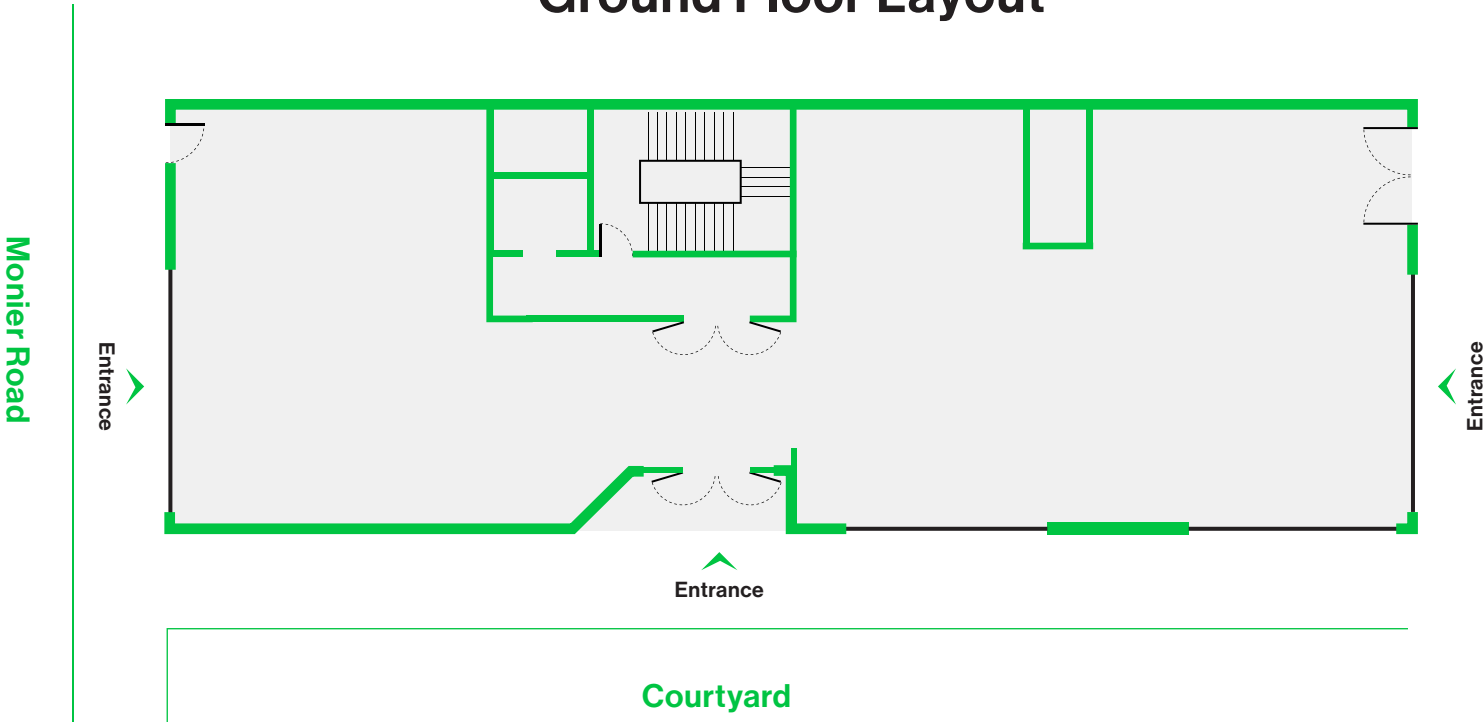
| Floors | GIA* |
|-----------------|---------------------------------|
| Ground Floor | 3,261 sq ft/302.9 sqm |
| First Floor | 3,379 sq ft/313.9 sqm |
| Second Floor | 3,379 sq ft/313.9 sqm |
| Third Floor | 3,379 sq ft/313.9 sqm |
| Fourth Floor | 3,379 sq ft/313.9 sqm |
| Total | 16,777 sq ft/1,558.6 sqm |
| Rooftop Terrace | 2,000 sq ft/185.8 sqm |

*As built GIA measurement less building core and riser (net useable area).

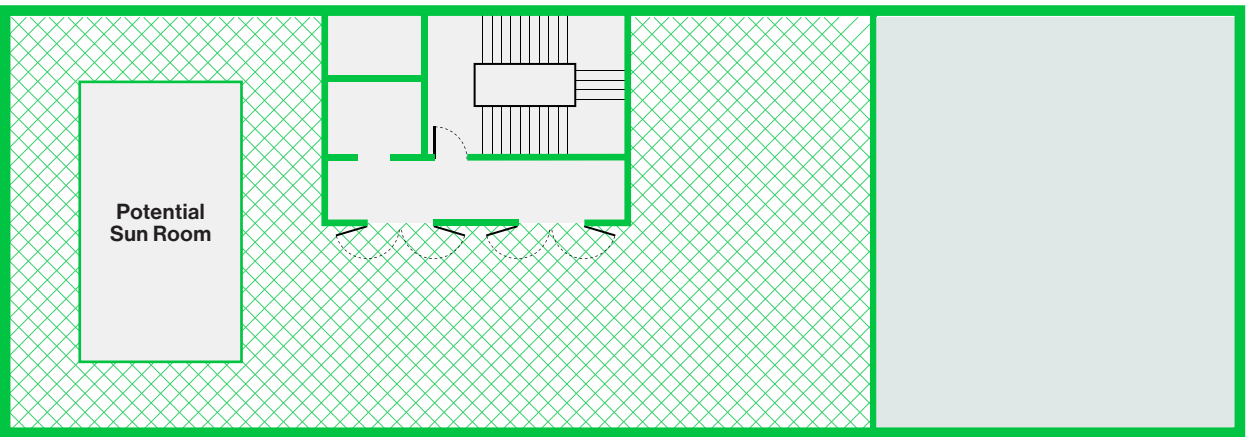
Upper Floor Layout



Ground Floor Layout



Rooftop Terrace

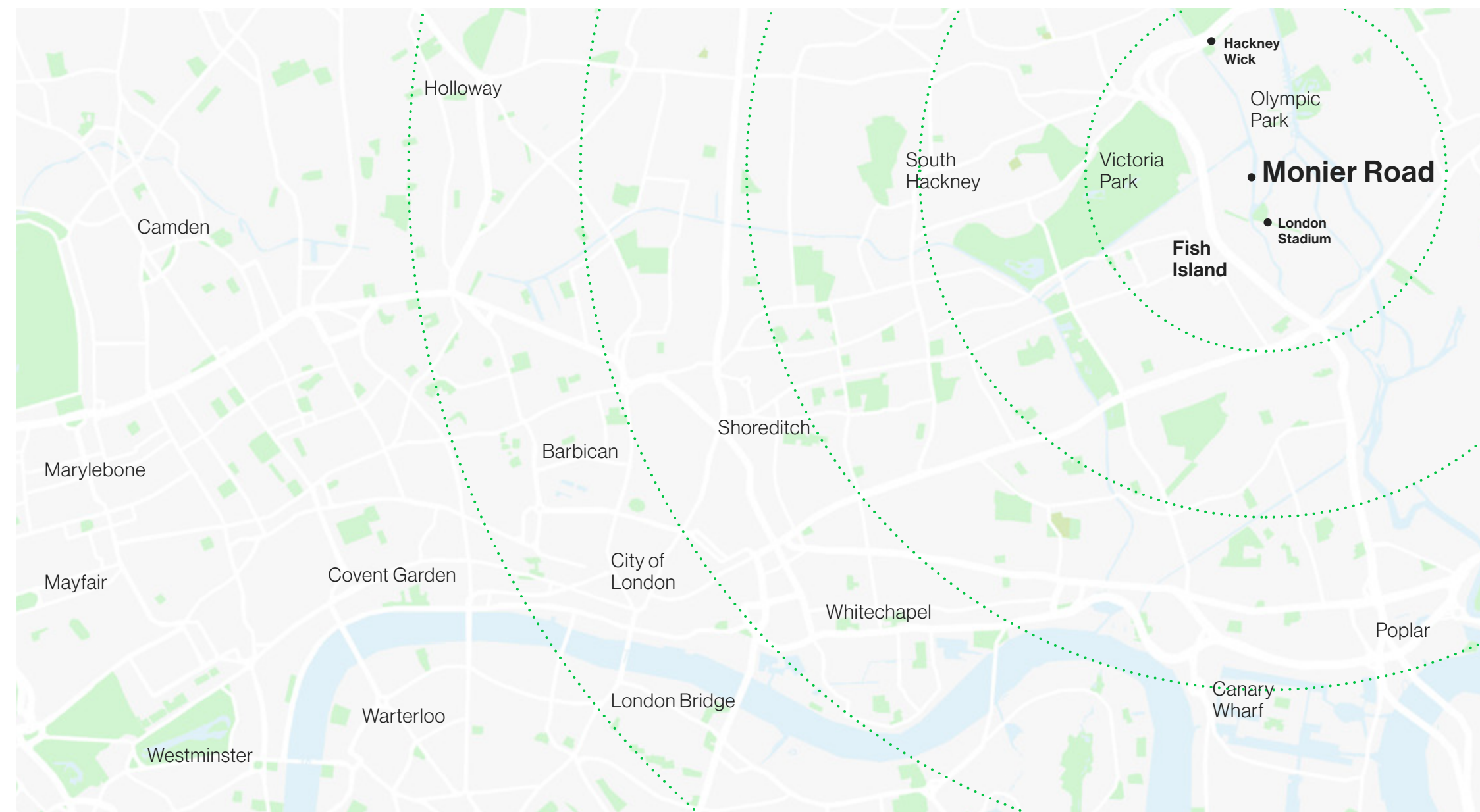


Full plans are available upon request.

THE LOCATION

Fish Island & Hackney Wick, one of East London's foremost emerging and creative occupier locations.

1 Mile



The building is located within the London Borough of Tower Hamlets on Fish Island immediately south of Hackney Wick.

Fish Island and Hackney Wick, earmarked by the 2012 London Olympics Committee as a regeneration area is undergoing unprecedented levels of residential and commercial development.

Fish Island has historically been recognised as an area supporting industry and has more recently established itself as a hub for creative business, owing to a densely populated artist community as well a number of creative co-working spaces.

The area also supports a wide range of food and beverage operators, including CRATE Brewery, Forman's Smokehouse, Howling Hops and the Black Eagle Brewery (Truman Beers). Since the high levels of investment in nearby Stratford City, the locality has become a destination for those within the TMT sector, on which demand continues to grow.



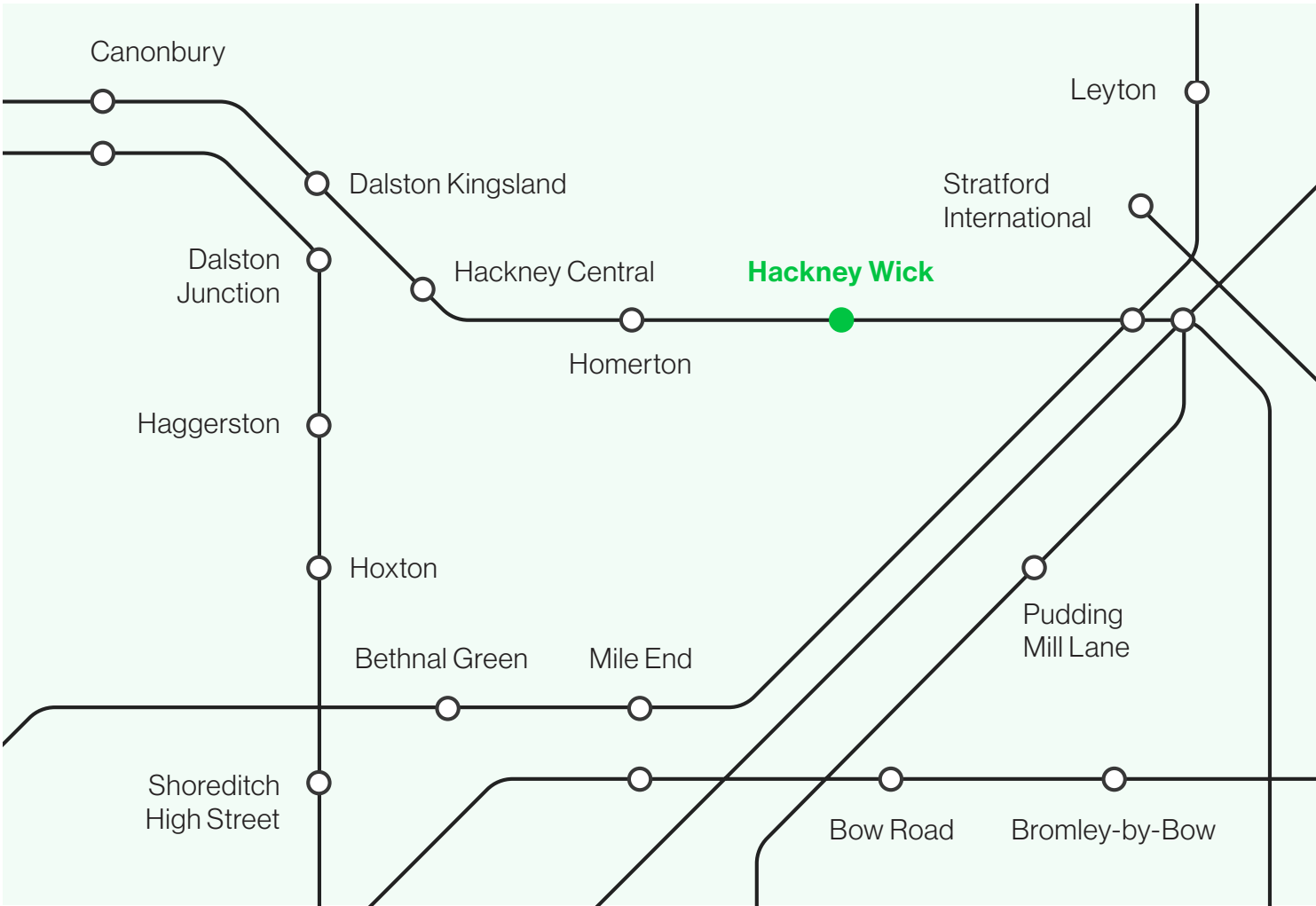
TRANSPORT & CONNECTIVITY




Hackney Wick station is located approximately 0.4 miles to the north of the building. The station has been extensively remodelled and opened to the public in May 2018 offering direct Overground access to Stratford Station in less than 5 minutes. Stratford benefits from Underground services (Central and Jubilee) which provide direct access into the City of London, West End and Canary Wharf.

Heading west from Hackney Wick Station there is direct access to Highbury and Islington Station (Victoria Line and National Rail) which provides easy access to the West End as well as Euston and Kings Cross Stations.

Stratford International Station is one of only two stations in Central London which have direct access to High Speed rail links connecting with Paris, Brussels and Amsterdam via the Eurostar service.

From December 2018, Crossrail services from Stratford will further enhance the transport connectivity with journey times to Liverpool Street within 7 mins, Bond Street in 15 mins and Heathrow in 43 mins.

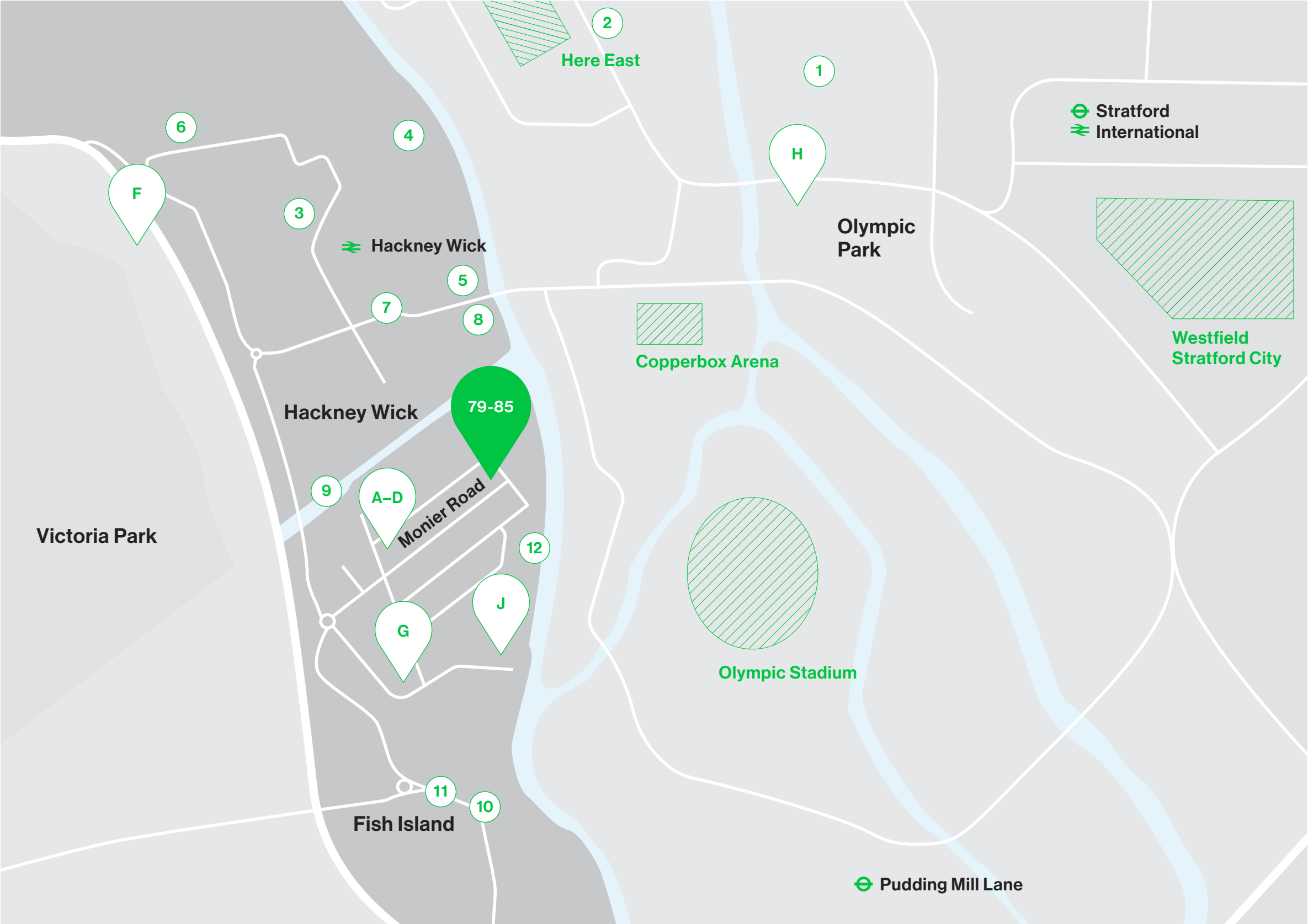


| | | | | | |
|--|--|---|--|---|--|
|  Walking | Hackney Wick Station 9 Minutes | Queen Elizabeth Park 12 Minutes | Pudding Mill Lane Station 16 Minutes | Westfield Stratford City 19 Minutes | Stratford International 21 Minutes |
|  Bike | Victoria Park 3 Minutes | HereEast 4 Minutes | Westfield Stratford City 5 Minutes | Canary Wharf 20 Minutes | The City 27 Minutes |
|  Public Transport | King's Cross St Pancras Station 25 Minutes | Liverpool Street Station 27 Minutes | Canary Wharf Station 27 Minutes | London City Airport 37 Minutes | Bond Street Station 38 Minutes |

All travel times are approximate.

Sources: googlemaps and tfl.gov.uk

FISH ISLAND/ HACKNEY WICK DEVELOPMENTS



Key Occupiers & Developments

- 1 Olympic Park & River Lawns**
London's newest park, including wetlands and climbing wall
queenelizabetholympicpark.co.uk
- 2 HereEast**
Europe's biggest Technology Innovation Centre
hereeast.com
- 3 Hackney Wick Central Masterplan**
Approx. 5,000 new homes, circa 200,000 sq ft commercial space & new station with improved capacity due to complete 2018
- 4 90 Main Yard / Number 90 Bar & Kitchen**
90mainyard.co.uk
number90bar.co.uk
- 5 CRATE Brewery**
cratebrewery.com
- 6 Natura Pizzeria**
naturapizzeria.com
- 7 The Yard Theater**
theyardtheatre.co.uk
- 8 Howling Hops Brewery**
howlinghops.co.uk
- 9 Neptune Wharf / Fish Island Village**
Circa 600 new homes, approx. 60,000 sq ft new commercial.
- 10 Swan Wharf & Fish Island Lab**
Centre for arts and innovation
swanwharf.org
- 11 The Old Peanut Factory**
Converted warehouse studio space
- 12 Foreman's Smokehouse Gallery & Restaurant**
smokehousegallery.org
formans.co.uk

Nearby Developments

- A Neptune Wharf**
Peabody Group
- B Neptune Wharf Monier Road**
Peabody Group & Hill
- C Neptune Wharf Monier Road**
Anderson Group
- D The Foundry**
Weston Homes PLC
- E Vittoria Wharf**
Palm Lane Estates
- F 411-415 Wick Lane**
Taylor Wimpey
- G Land Adjacent to 1-7 Dace Road**
City & Suburban Homes
- H Queen Elizabeth Park**
Balfour Beatty & Place for People
- I 33-35 Monier Road**
Mura Estates
- J 2-28 Bream Street**
London & Quadrant

COMPARABLE LEASING TRANSACTIONS

| Lease Start | Address | Tenant | Floor area ft² | Rent per ft² |
|-------------|-----------------------------|-----------------------------|----------------|--------------|
| Sep-18 | International Quarter | FCA | 425,000 | £36.00 |
| Jul-18 | S5 Stratford Walk (IQL) | UNICEF | 32,548 | £47.50 |
| May-18 | Press Centre, Here East | Barratt Homes | 18,750 | £40.00 |
| Mar-18 | International Quarter | TFL | 265,000 | £36.00 |
| Sep-17 | Here East, Broadcast Centre | Ford Motor Company Ltd | 6,801 | £42.50 |
| Jun-17 | 99 Wallis Road | Various | 8,500 | £35.00 |
| Jul-17 | Here East, Broadcast Centre | Sports Interactive | 13,415 | £42.50 |
| Apr-17 | 2 Broadway Chambers | Galliford Try Plc | 16,071 | £32.88 |
| Nov-16 | Here East, Broadcast Centre | Signal Noise | 4,255 | £42.50 |
| Sep- 16 | Unex Tower | Redrow Homes Ltd | 9,674 | £33.50 |
| Sep-16 | Unex Tower | Reed Specialist Recruitment | 4,823 | £35.00 |



THE OPPORTUNITY

Offers are sought in excess of **£5,200,000** + VAT for a new 999 year leasehold interest. Based on the GIA* this reflects a Capital Value of £310 per sq ft.

*As built GIA measurement less building core and riser (net useable area).

Specification

The building is offered in Shell & Core condition with capped services and upper floor glazing installed. Consideration would be given to offers based on delivery to a full CAT A specification subject to negotiation.

VAT

The building is elected for VAT.

Tenure

A new 999 year long leasehold interest.

Contact

Viewings are strictly by appointment only.
Please contact Joint Agents

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On behalf of



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