



The Green House

A Centre for Social Change

Ethical Property

Getting here

By Train: 90m from Cambridge Heath Station (Trains from Liverpool Street/Enfield/Cheshunt)

By Bus: Cambridge Heath Stop P (30m): – D6, 106, 254, N253, 388, L3

By Tube: 644m from Bethnal Green Station (Central Line)

By Bike: Pritchard's Road and York Hall, Bethnal Green have bike for hire docking stations

The Green House
244-254 Cambridge Heath Road
London E2 9DA

For sales enquiries contact:
thegreenhouse@ethicalproperty.co.uk / 01865 207 810



The Green House is a fantastic new Centre in Bethnal Green, owned and managed by The Ethical Property Company, one of the UK's leading social businesses, owning and/or managing a total of 23 Centres across England, Scotland and Wales, and providing office, meeting, event and retail space to over 1000 organisations each year.

Our vision is to provide affordable workspace for up to 50 organisations with a shared commitment to social change, including charities, community organisations or social businesses.

What's included?

Free to use meeting rooms on a fair usage basis

- 3 large meeting rooms (c 50 m² – suitable for up to 50 people)
- 2 medium meeting rooms (c 19 m² – suitable for up to 18 people)
- 5 small meeting rooms (c 10 m² – interview room)

Break out/ communal space

There will be tea points on every floor including a sink, microwave and fridge. Break out spaces with tables and seating will create informal hubs on every floor. The 4th floor will also have a roof terrace with a great view!

Facilities

- 3 showers, including 1 fully accessible shower
- 70+ bike racks
- 2 passenger lifts serving every floor
- Server room
- Fully accessible throughout
- Accessible toilet on each floor
- Baby changing facilities in each accessible toilet
- Tenant access 24/7 throughout the year
- Communal photocopier, shredder and franking machine situated on ground floor
- Secure storage for tenants' post





IT and Phones

We will provide a VoIP phone system, allowing for flexibility of extensions/data connections, with phone extensions available at rate of 1:7m². There will be a 100 MB bearer, expandable to 1,000 MB if required. Private internet capacity is available at additional cost. Wi-Fi will be available throughout the building.

Maintenance, Management & Services

On-site there will be a Property Management Team and a Staffed Reception (during Office Hours) as well as cleaners for office space and communal areas.



Sustainable Features

We are aiming to achieve a BREEAM 'excellent' rating. We will do this by optimising the building form with a double skin façade facilitating an acoustic, thermal buffer and natural ventilation, as well as installing photo-voltaics on the roof.

We will also maximise the use of passive energy by using existing thermal mass and reduce unnecessary waste of energy by using daylight linked and absence detection lighting controls.

The construction project is in two parts:

Phase 1 is the development of the existing structure facing Cambridge Heath Road due for completion in summer 2018.

Phase 2 is the extension at the rear, constructed out of cross-laminated timber, due for completion by the end of November 2018.

Please contact us to arrange a viewing.

Please visit

www.ethicalproperty.co.uk/the-green-house
for more information

OPEN NOW!

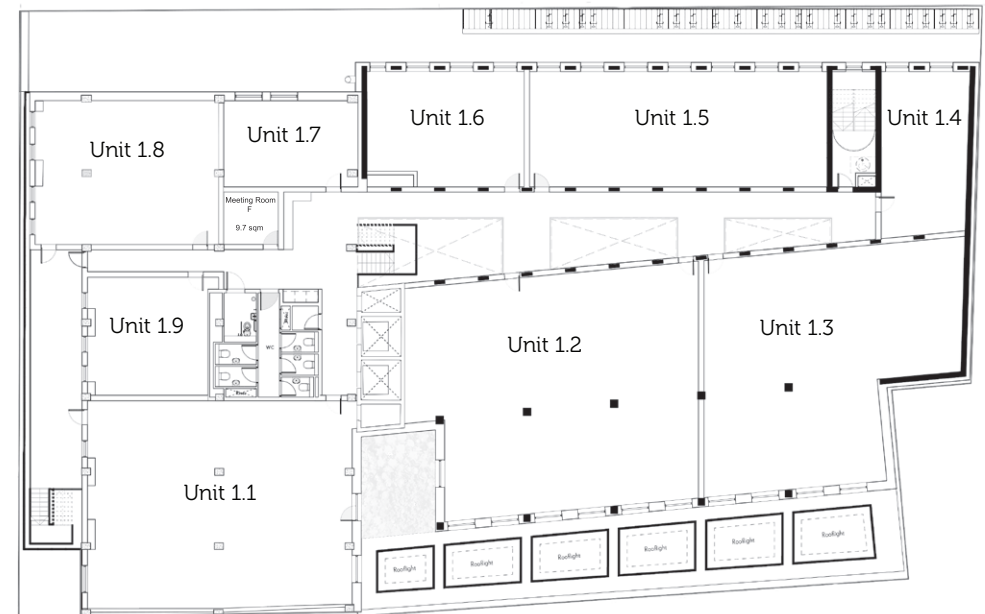
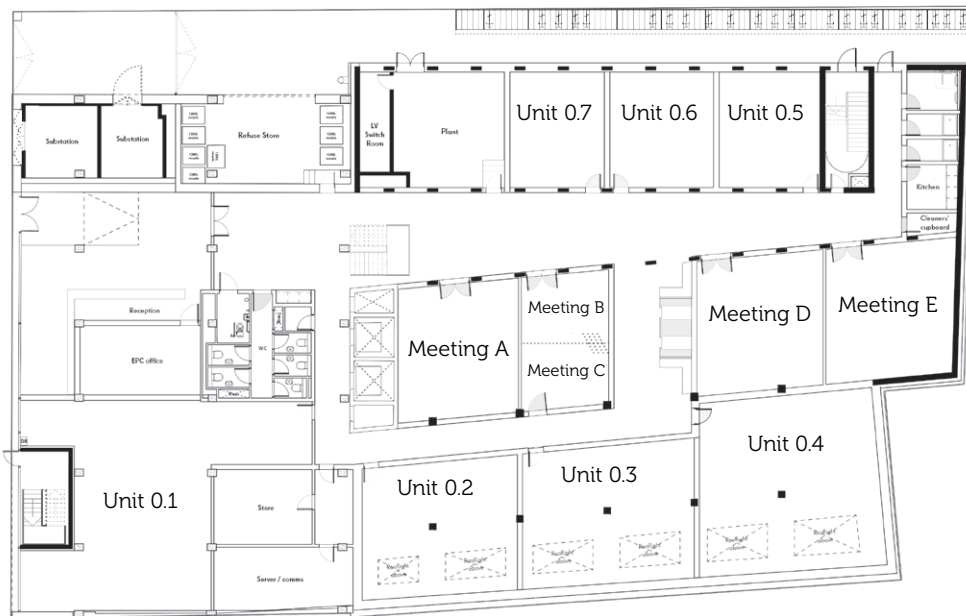


Ground floor

Unit No.	Unit Size (in m ²)
0.1	126
0.2	68
0.3	75
0.4	101
0.5	29
0.6	47
0.7	45

First floor

Unit No.	Unit Size (in m ²)
1.1	171
1.2	209
1.3	167
1.4	44
1.5	109
1.6	57
1.7	36
1.8	74
1.9	48



All sizes are based on architect's plans and will be confirmed after practical completion. It is expected that the units will be within +/- 10% of the figures printed here.

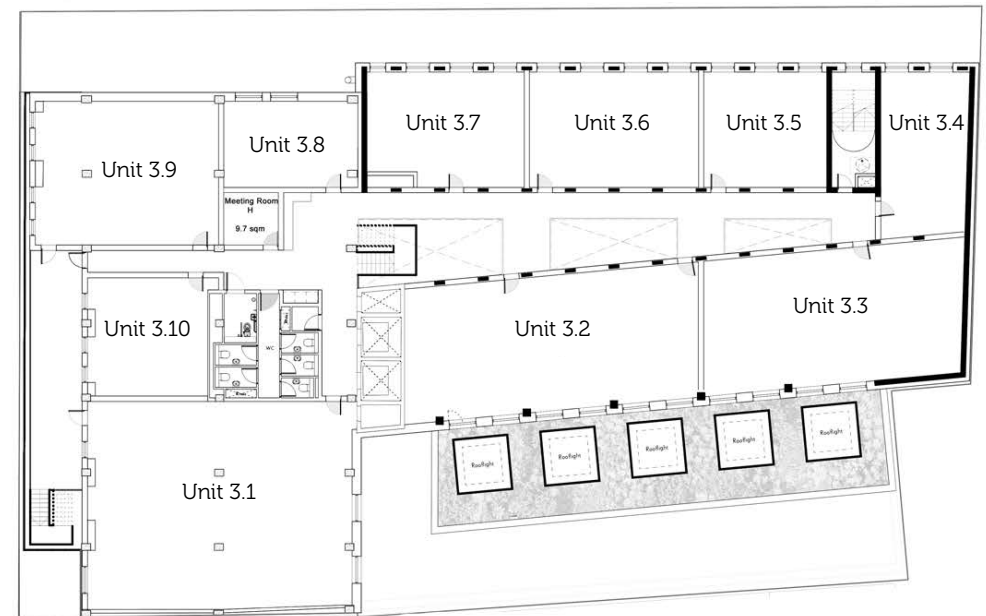
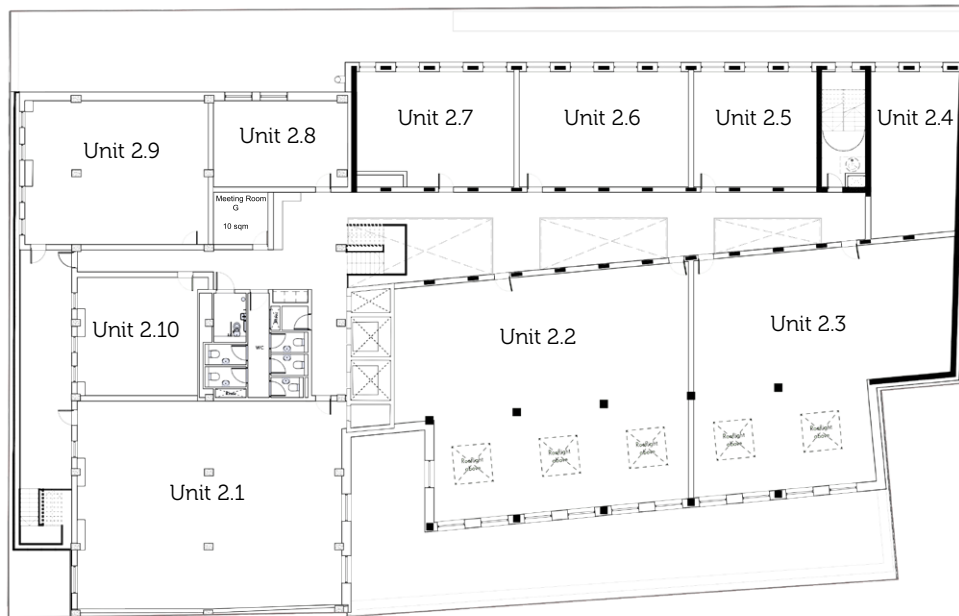
Phase 1 Phase 2

Second floor

Unit No.	Unit Size (in m ²)
2.1	171
2.2	210
2.3	167
2.4	43
2.5	44
2.6	31
2.7	89
2.8	37
2.9	75
2.10	48

Third floor

Unit No.	Unit Size (in m ²)
3.1	171
3.2	126
3.3	110
3.4	44
3.5	45
3.6	63
3.7	57
3.8	36
3.9	75
3.10	48

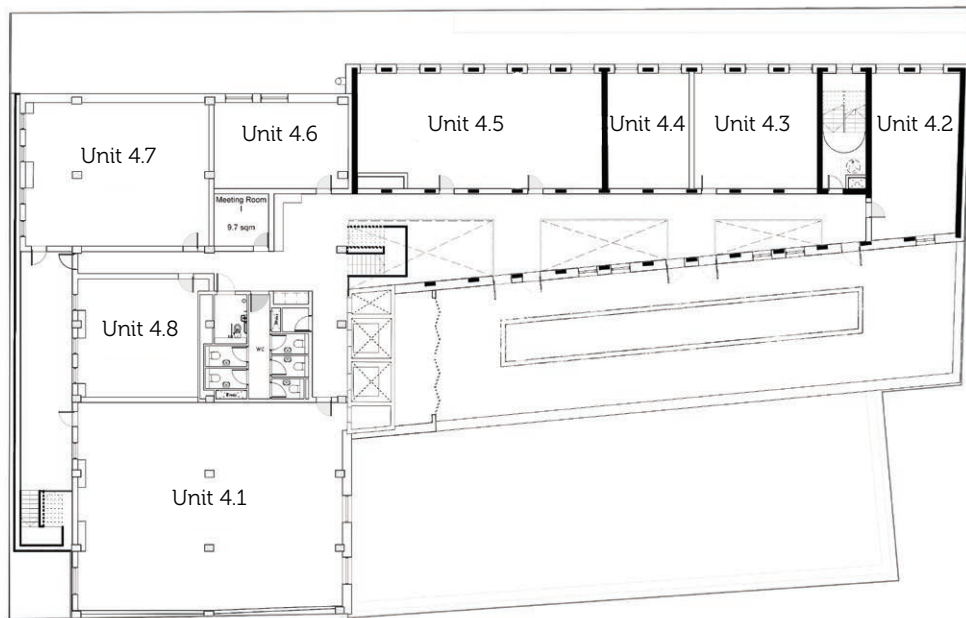


Phase 1

Phase 2

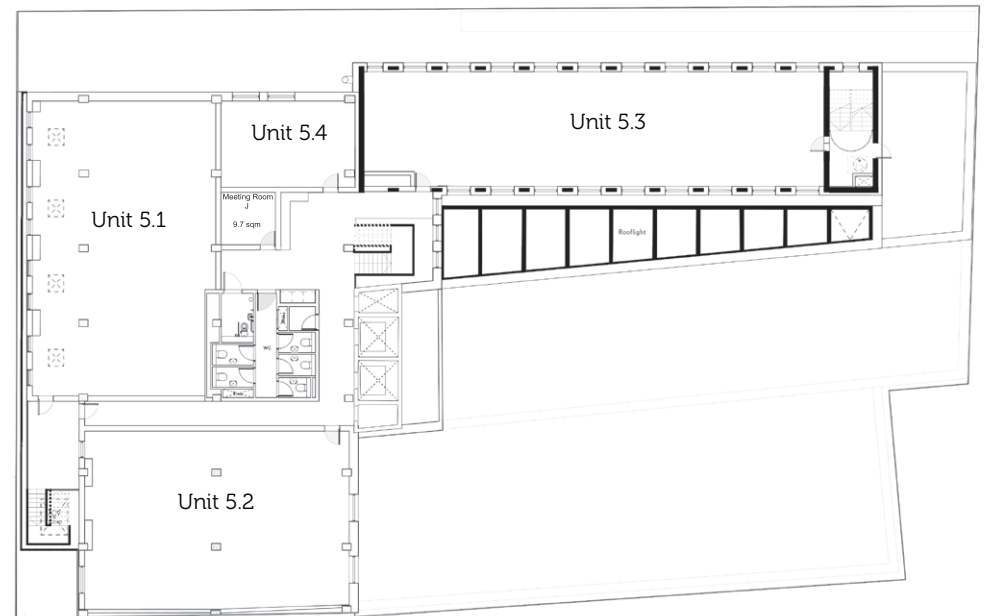
Fourth floor

Unit No.	Unit Size (in m ²)
4.1	171
4.2	44
4.3	46
4.4	32
4.5	89
4.6	36
4.7	75
4.8	48



Fifth floor

Unit No.	Unit Size (in m ²)
5.1	156
5.2	149
5.3	165
5.4	36



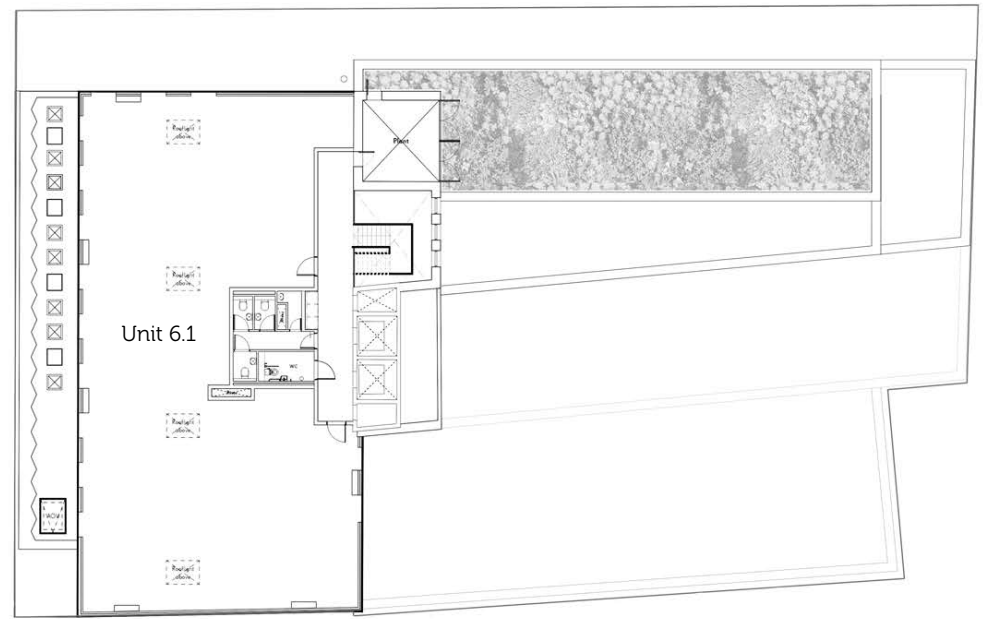
Phase 1

Phase 2

Sixth floor

Unit No.	Unit Size (in m ²)
6.1	340

Phase 1  Phase 2 



Price list

Unit Size (in m ²)	Unit No.	Price pcm excl. VAT	Unit Size (in m ²)	Unit No.	Price pcm excl. VAT	Unit Size (in m ²)	Unit No.	Price pcm excl. VAT
29	under offer	£1,281	48	3.10	£2,070	126	Sold	£5,368
30	Sold	£1,340	48	4.8	£2,070	126	Sold	£5,549
35	1.7	£1,570	57	Sold	£2,450	147	Sold	£6,472
35	Sold	£1,570	61	Sold	£2,674	153	Sold	£6,735
44	1.4	£1,949	68	0.2	£3,004	165	5.3	£7,267
44	2.4	£1,949	74	under offer	£3,272	167	1.3	£7,346
44	3.4	£1,949	74	Sold	£3,250	171	2.3	£7,522
45	2.5	£2,002	74	Sold	£3,272	171	1.1	£7,522
46	4.3	£2,019	75	0.3	£3,290	171	2.1	£7,522
47	under offer	£2,077	86	Sold	£3,786	171	3.1	£7,522
47	0.7	£2,077	101	0.4	£4,445	171	4.1	£7,522
48	1.9	£2,099	109	Sold	£4,788	210	1.2	£9,214
48	2.10	£2,099	110	under offer	£4,828	210	under offer	£9,214
						340	6.1	£14,945

The building is registered for VAT and all quoted costs will incur VAT where applicable

All costs cover maintenance and management of the centre, reception services, access to meeting rooms, office services such as cleaning, utilities, waste, recycling, fire and security provision, and broadband access.

Tenants are responsible for the payment of business rates, contents insurance, phone lines, phone calls and the use of the communal photocopier and franking machine.

If you have any questions regarding the new development, please contact our Sales team:

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