

TO LET

MAKE YOUR MARK ON  
THE LONDON SCENE



18,500 TO 22,800  
VISITORS PER DAY<sup>1</sup>



54% OF RESIDENTS  
AGED 20 TO 39<sup>2</sup>



BRICK LANE

EXTENSIVE GROUND FLOOR "E" CLASS UNIT AVAILABLE ON A NEW LEASE

110, 112 and 114a Brick Lane, London, E1 6RL

Prominently situated and in close proximity to an enormous proven office/ tourist/ trendy location

# THE PERFECT BLANK CANVAS



There are few streets in London which compare to Brick Lane while internationally recognised for its Bangladeshi restaurants and synonymity with the 'London curry scene', its modern food identity is increasingly driven by diverse street food markets, coffee culture, late-night dining and cocktail bars.

The presence of established retailers such as Beyond Retro, Rokit Vintage, Rough Trade East and Atika London reinforces Brick Lane's reputation as a vibrant retail destination, enhancing its desirability for retail occupiers, and significant tech, design, media, and digital firms.



## WHATEVER YOUR VISION





BRICK LANE



Prominently situated in the heart of one of London's most vibrant streets, home to one of London's most iconic, historic markets and just a few minutes' walk from another (Spitalfields market).

The property is on the east side of Brick Lane close to its junction with Hanbury Street and is an 8 minute walk from Shoreditch High Street overground station and a 10 minute walk from both Aldgate East station (London Underground, District and Hammersmith & City lines) and Liverpool Street station (London Underground, Elizabeth line, and National Rail services).

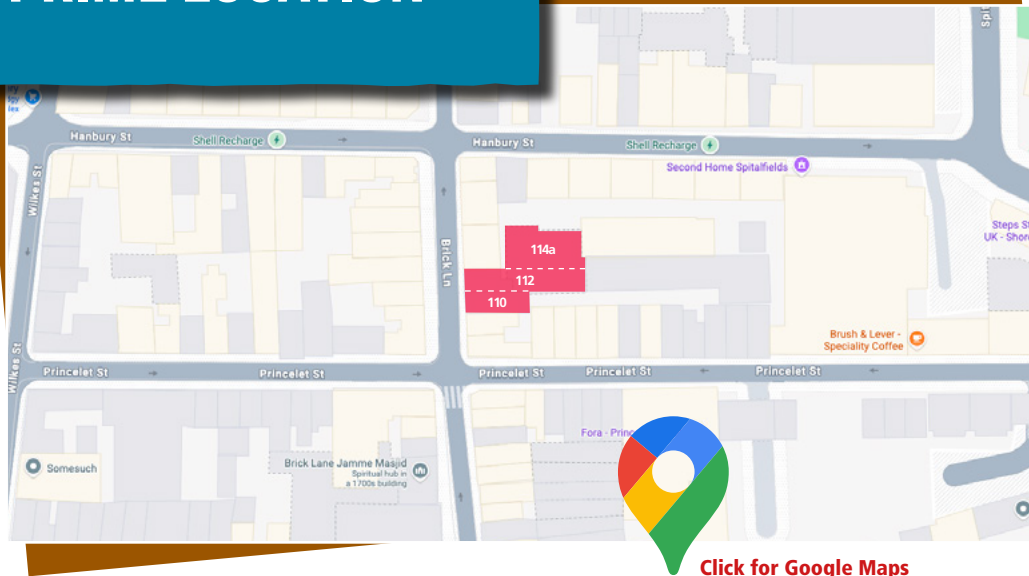
Brick Lane is a highly sought after location, situated moments away from The Truman Brewery and Spitalfields Market. Whilst it is rich in independent establishments, it is also surrounded by well-known dining destinations such as Dishoom, Brother Marcus, Rosa's Thai Café and Pizza Pilgrims. According to Blowup Media, Brick Lane receives an **average daily footfall of 22,800 people and approximately 8-9 million people annually**, attracting both locals and tourists from across the globe looking to embrace its renowned street art and photography, food culture, vintage fashion and vibrant nightlife effectively providing a 24/7 restaurant destination.

43%  
STREET ACTIVITY IS FOOD & DRINK<sup>3</sup>

£56,200  
AVERAGE HOUSEHOLD INCOME<sup>4</sup>

TRENDIEST  
LOCATION VOTED LONELY PLANET<sup>5</sup>

# PRIME LOCATION



Brick Lane is also well positioned near several popular boutique and luxury hotels such as The Hoxton, One Hundred Shoreditch and Virgin Hotels London-Shoreditch, further strengthening its appeal, driving visitor footfall and tourism related spending to the area.

Sitting within the Borough of Tower Hamlets and in close proximity to some of the UK's largest economic centres, including Canary Wharf, Liverpool Street and Shoreditch, the area attracts thousands of finance, tech and media professionals as well as those in the creative industries.

Local and international students from top universities, language schools and fashion, media and arts communities are one of the biggest drivers of Brick Lane's modern identity, economy and culture.



All enquiries  
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## Accommodation

**Ground Floor:** 4,440 sqft approx.

**Basement:** 830 sqft approx.

**1st, 2nd, 3rd Floors** Comprising 345-460 sqft each approx.anc.

**Rent: OPTION 1:** 112 and 114a Brick Lane comprising self contained accommodation of 3,700 sqft approx. Offers in the order of £90,000 pax.

**OPTION 2:** 110, 112 and 114a Brick Lane comprising self contained accommodation of 4,440 sqft approx. Offers in the order of £130,000 pax.

**Business Rates:** Rates payable for the entire accommodation is £125,000 pa approx. (if option 1 is taken then the rates will reduce in relation to the size).

**Terms:** New lease available by negotiation.

**EPC:** The property has a current "C" rating to expiry 8th April 2028.

**Legal Costs:** Each side's legal costs to be borne by the respective parties.

**Possession:** Immediate.