

**RED**  
**WHITECHAPEL E1** **LION**  
**ROW** **THE SILK**  
**DISTRICT**

**598-26,521 SQ FT**  
**SELF-CONTAINED UNITS FOR SALE OR RENT**

# SUMMARY

- 👉 The Silk District is a brand new mixed use development with high specification ground floor commercial units.
- 👉 The development occupies a prime position at the heart of the fashionable neighbourhood of Whitechapel and a short distance from the UK's financial powerhouse of the City of London.
- 👉 Whitechapel Station (District and Hammersmith & City Underground Lines, London Overground and the Elizabeth Line) is situated approximately 200 metres from The Silk District and offers excellent connectivity to all areas of London and beyond.
- 👉 The commercial accommodation comprises eleven units arranged across three buildings, providing approximately 34,801 sq ft (3,233 sq m) with four remaining units in Block B providing a total NIA of 20,380 sq ft (1,893 sq m) – and three units in Block C providing a total proposed GIA of 6,141 sq ft (571 sq m).

- 👉 All units B1 office use.
- 👉 The ground floor units will be offered with full vacant possession, and in Cat A condition.
- 👉 All units can be offered fully fitted, subject to terms.
- 👉 To let / for sale new long leasehold for a term of approximately 999 years.
- 👉 Price / rent upon application.

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# RED LION ROW AT THE SILK DISTRICT

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THE SILK DISTRICT IS EAST LONDON'S PREMIER MIXED USE SCHEME COMBINING LIVING, WORKING AND SOCIALISING ALL WITHIN ONE BEAUTIFULLY PRESENTED DEVELOPMENT.

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RED LION ROW TAKES ITS NAME FROM THE RECENTLY REDISCOVERED PLAYHOUSE KNOWN AS THE 'REDD LYON' WHICH WAS THOUGHT TO BE THE EARLIEST ELIZABETHAN PLAYHOUSE, BUILT AROUND 1567.

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THE COMMERCIAL ACCOMMODATION TOTALS APPROXIMATELY 34,801 SQ FT (3,233 SQ M).

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SPLIT INTO ELEVEN SELF-CONTAINED UNITS WITH THEIR OWN FRONT DOORS AND INDEPENDENT FACILITIES - RANGING IN SIZE FROM 598 SQ FT (56 SQ M) TO 6,454 SQ FT (600 SQ M).

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**GROUND FLOOR EXTERIOR OF BLOCK B**





# FLEXIBLE SPACES BUILT TO FIT YOUR BUSINESS

## BUY OR LEASE AND COMBINE MULTIPLE UNITS

This is a unique opportunity to buy or rent, single or multiple units in various configurations.

A total of approximately 26,521 sq ft (2,464 sq m), featuring self-contained Cat A commercial units and a single fitted out unit are currently available. The potential for individually-tailored, stylish and design-savvy business spaces makes Red Lion Row ideal for occupiers in a range of sectors.



**BUY OR  
LEASE**



**SINGLE  
OR MULTIPLE  
UNITS**



**SUITABLE  
FOR A RANGE OF  
OCCUPIERS**



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# SUMMARY SPECIFICATION

THE UNITS BENEFIT FROM EXCELLENT NATURAL DAYLIGHT FROM THEIR GLAZED FRONTAGES WHICH OPEN UP ONTO ATTRACTIVE LANDSCAPED PUBLIC SPACES.



CAT A OR FITTED UNITS AVAILABLE



3.8M CEILING HEIGHTS



MECHANICAL VENTILATION IN EXPOSED TRUNKING



VRF AIR CONDITIONING



SUSPENDED LED LIGHTING WITH DALI & INTEGRATED CONTROLS



RECYCLED RAISED ACCESS FLOORING



UNIT 4 OFFERED AS A FULLY FITTED SUITE



50 SECURE CYCLE STORAGE SPACES



BREEAM EXCELLENT



INDEPENDENT WC PROVISIONS TO EACH UNIT



DDA WC & WET ROOM SHOWER TO EACH UNIT



## EXTERIOR BLOCK B





# SCHEDULE / SITE PLAN

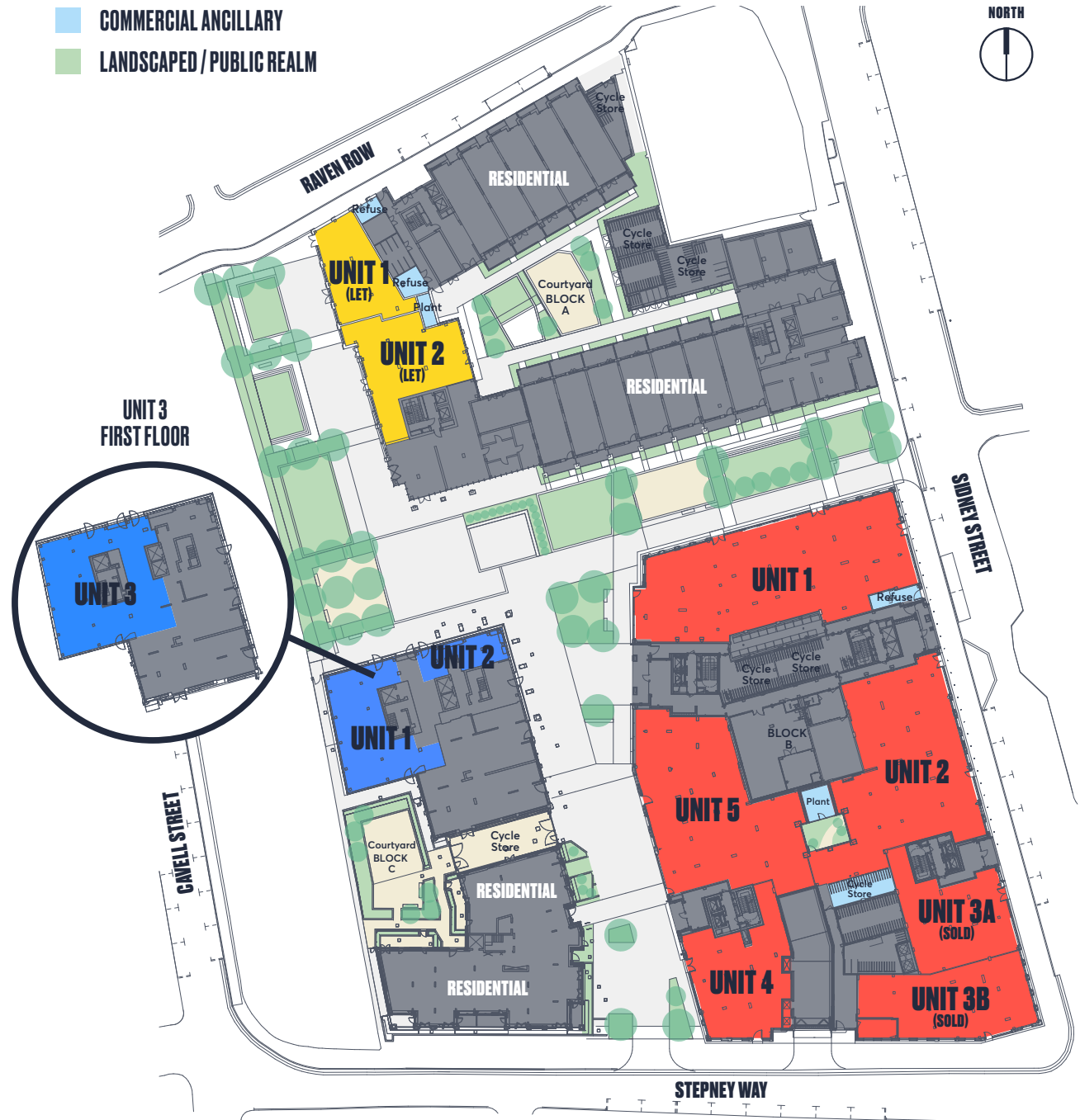
ELEVEN UNITS ARRANGED ACROSS THREE BUILDINGS, PROVIDING AN APPROXIMATE TOTAL OF 34,801 SQ FT (3,233 SQ M).

All units will be offered with full vacant possession, in a Cat A condition. Unit 4 will be delivered in a CAT A+ condition.

| UNIT               | BUILDING | USE          | SQ FT (NIA)   | SQ M (NIA)   |
|--------------------|----------|--------------|---------------|--------------|
| 1                  | Block A  | A1/A2/A3, B1 |               | LET          |
| 2                  | Block A  | B1           |               | LET          |
| 1                  | Block B  | B1           | 6,454         | 600          |
| 2                  | Block B  | B1           | 6,004         | 558          |
| 3A                 | Block B  | B1           |               | SOLD         |
| 3B                 | Block B  | B1           |               | SOLD         |
| 4                  | Block B  | B1           | 2,457         | 228          |
| 5                  | Block B  | B1           | 5,465         | 508          |
| <b>TOTAL (NIA)</b> |          |              | <b>20,380</b> | <b>1,893</b> |

| UNIT               | BUILDING | USE | SQ FT (GIA)  | SQ M (GIA) |
|--------------------|----------|-----|--------------|------------|
| 1                  | Block C* | B1  | 2,357        | 219        |
| 2                  | Block C* | B1  | 598          | 56         |
| 3                  | Block C* | B1  | 3,186        | 296        |
| <b>TOTAL (GIA)</b> |          |     | <b>6,141</b> | <b>571</b> |

\* Block C completing Q3 2023.



Site plan for indicative purposes only (not to scale).



## BLOCK B: UNIT 4 - FULLY FITTED



# UNIT 4 – FULLY FITTED

UNIT 4 IS A READY TO WORK SOLUTION FOR AN OCCUPIER TO MOVE INTO, PROVIDING A TOTAL NIA OF 2,457 SQ FT (228 SQ M).



24  
WORKSTATIONS



KITCHEN WITH  
SEATING AREA



BREAKOUT  
BOOTHS



FOCUS/PHONE  
ROOMS



AGILE  
WORKSPACE



1X 2 PERSON  
MEETING ROOM



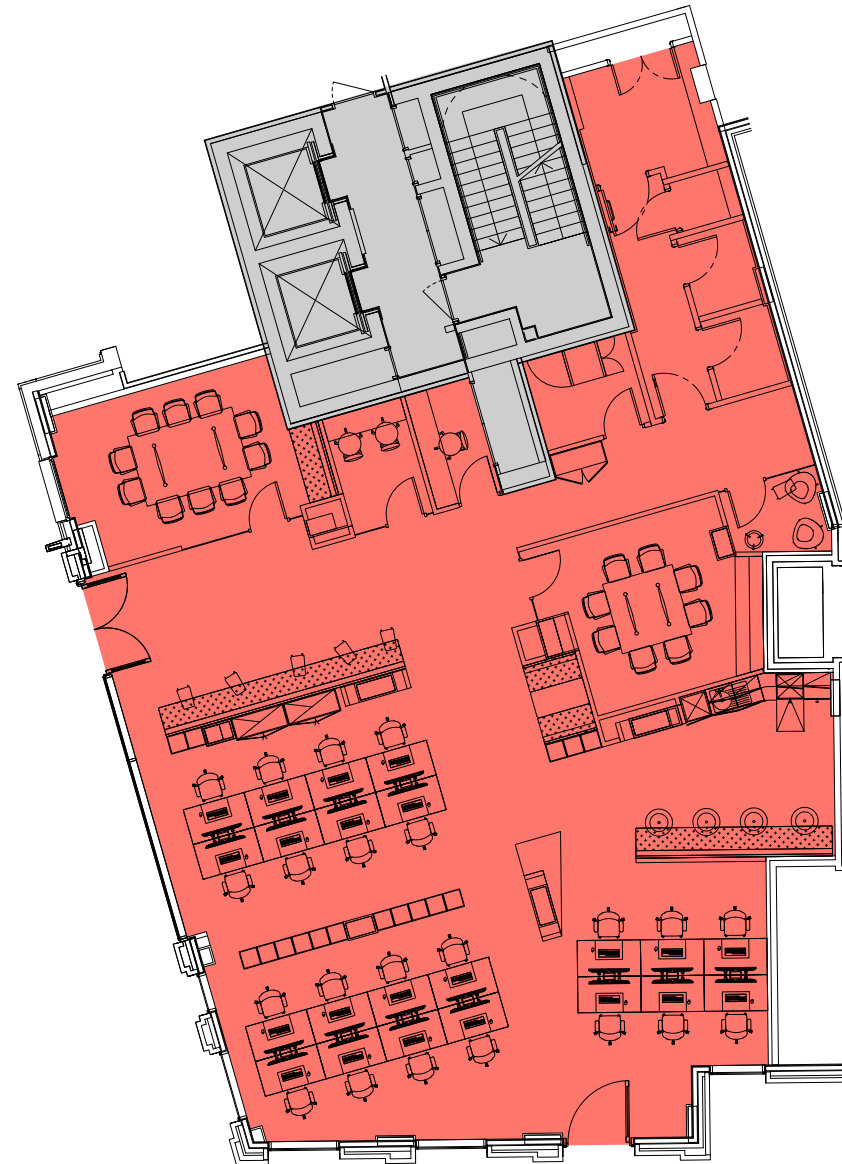
1X 8 PERSON  
MEETING ROOM



1X 10 PERSON  
MEETING ROOM

■ OFFICE  
■ WCS & SHOWER

Plan not to scale.  
For indicative purposes only.



Stepney Way



# UNIT 4 – FULLY FITTED

CONSIDERED DESIGN FEATURES AND FINISHES MEAN THAT THIS IS THE PERFECT, BRIGHT AND OPEN WORKSPACE FOR BUSINESSES THAT WANT TO GET TO WORK WITH MINIMUM DISRUPTION.



Indicative image of Unit 3B.



FULLY FITTED  
& READY TO GO



NEWLY  
REFURBISHED



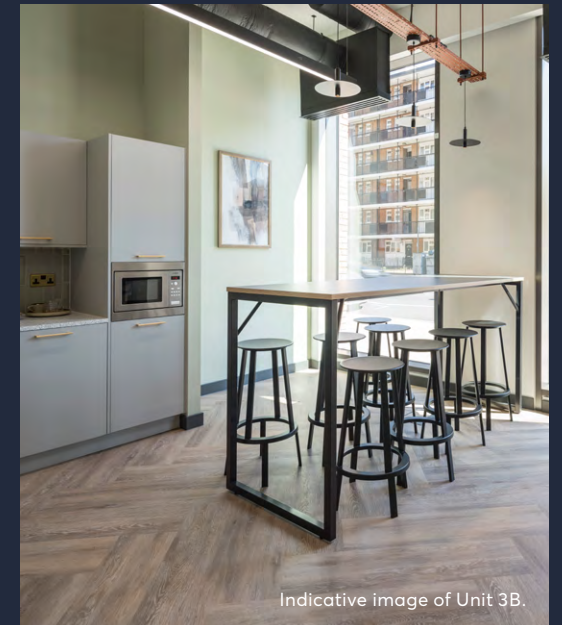
EXCELLENT  
NATURAL LIGHT



EXPOSED WAREHOUSE  
STYLE FEATURES



Indicative image of Unit 3B.



Indicative image of Unit 3B.



**BLOCK B: UNIT 3A**





**BLOCK B: UNIT 1**





# BLOCK A FRONTAGE AND PUBLIC REALM (CGI) - DELIVERY Q3 2023





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# LOCATION

# WHITECHAPEL

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ALDGATE AND WHITECHAPEL ARE CELEBRATED LIFESTYLE AND CULTURAL DESTINATIONS, OFFERING OCCUPIERS A CURATED MIX OF INDEPENDENT BOUTIQUES, GALLERIES, RESTAURANTS, AND CAFÉS.

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**AMBER**



**WILTON'S MUSIC HALL**



**WHITECHAPEL GALLERY**

**LONG SHOT COFFEE**



**SOM SAA**



**THE RUNNING HORSE**

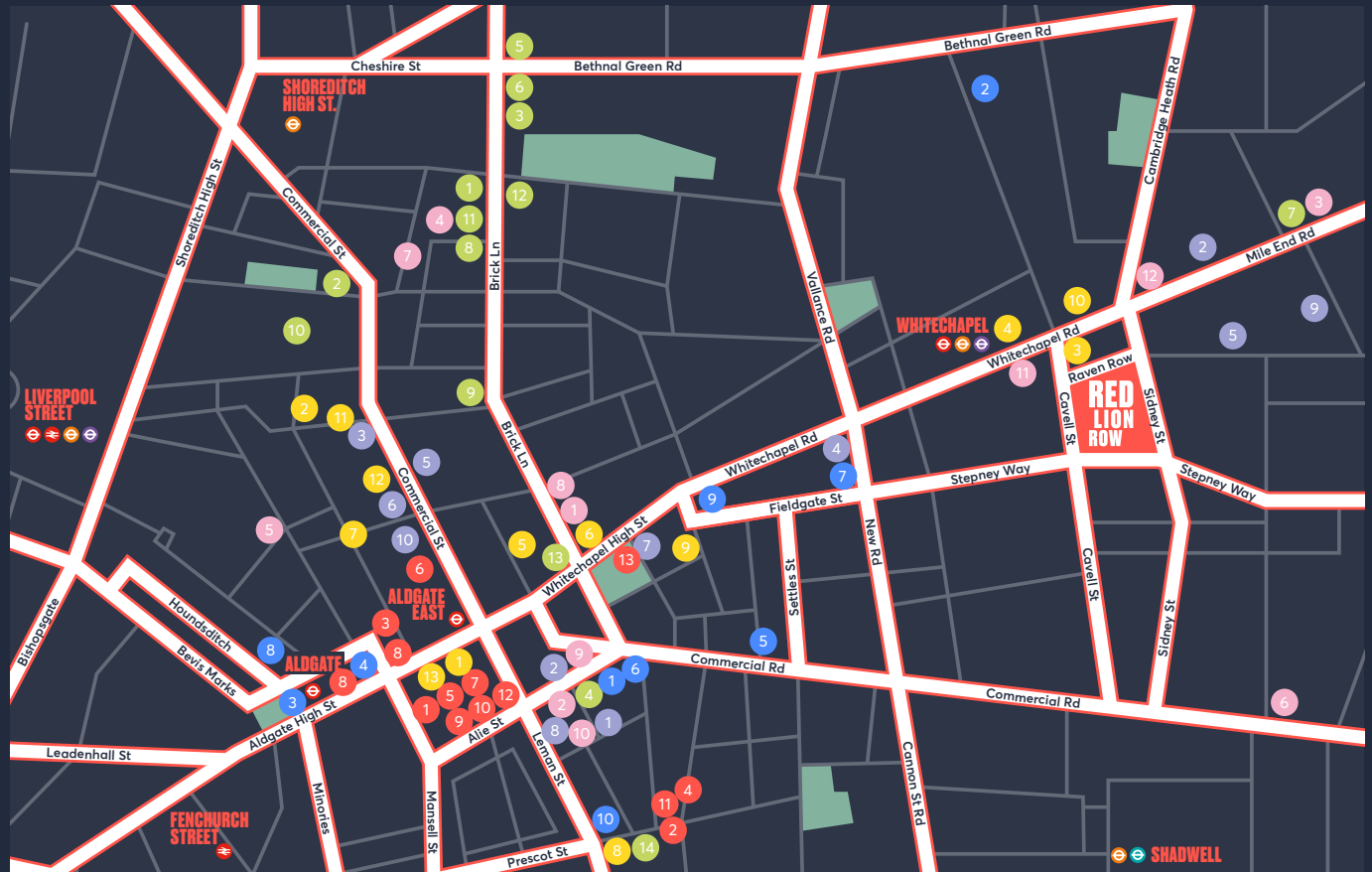




# AMENITIES / OCCUPIERS

THE AREA IS HOME TO AN EVER EXPANDING VARIETY OF BARS, RESTAURANTS AND RETAILERS COMPLEMENTED BY PEACEFUL OPEN SPACES IN WHICH TO UNWIND AND RELAX.

With Aldgate and the City to the west, and Whitechapel a short walk away, the location offering means occupiers are spoilt for choice.



## LOCAL OCCUPIERS

- 1 Comeon!
- 2 Erdem
- 3 General Assembly
- 4 Habito
- 5 Huddle
- 6 Mindspace
- 7 Perkins + Will
- 8 The Office Group
- 9 Uber
- 10 Unruly
- 11 Vidsy
- 12 Wework
- 13 Four Communications Group

## COFFEE

- 1 Black Sheep Coffee
- 2 Crispin
- 3 Coffee Republic
- 4 Costa
- 5 Dulce Café
- 6 Exmouth Coffee Company
- 7 Grounded Coffee Company
- 8 Long Shot Coffee
- 9 Motley
- 10 Mouse Tail Coffee Stories
- 11 Pause
- 12 TRADE
- 13 Whitechapel Grind

## RESTAURANTS

- 1 Amber
- 2 Emilia's Crafted Pasta
- 3 Gunpowder
- 4 Mr. White's English Chophouse
- 5 Rinkoff Bakery
- 6 Som Saa
- 7 Sushinoen
- 8 The Leman Street Tavern
- 9 Waleema
- 10 Yuu Kitchen

## BARs

- 1 Apples & Pears
- 2 Bar + Block
- 3 Bar Paragon
- 4 Big Chill Brick Lane
- 5 Discount Suit Company
- 6 George Tavern
- 7 Juju's Bar & Stage
- 8 The Buxton
- 9 The Castle
- 10 The Running Horse
- 11 London Hospital Tavern
- 12 The White Hart

## RETAIL/LEISURE/CULTURE

- 1 All Star Lanes
- 2 Atika
- 3 Brick Lane Bookshop
- 4 Curzon Cinema
- 5 Dark Sugars
- 6 Jack the Clipper
- 7 Genesis Cinema
- 8 Junkyard Golf
- 9 Kill the Cat
- 10 Old Spitalfields Market
- 11 Rough Trade East
- 12 The Old Truman Brewery
- 13 Whitechapel Gallery
- 14 Wilton's Music Hall

## FITNESS/HOTELS

- 1 12x3 Boxing
- 2 Muscleworks Gym East
- 3 CrossFit London
- 4 Hotel Saint
- 5 Double Tree
- 6 Kore Gallery
- 7 New Road Hotel
- 8 PureGym
- 9 The Corner
- 10 Urban Fitness



# WHITECHAPEL VISION

THE MAYOR'S "WHITECHAPEL VISION" IS A £300M INVESTMENT IN IMPROVING THE LOCAL AREA. THE SCHEME WILL CONSIST OF A NEW SHOPPING DESTINATION AND NEW PUBLIC SQUARES, MAKING IT A FIRST CLASS BUSINESS DISTRICT.

## ELIZABETH LINE

Only a three minute walk away, the Elizabeth Line passes through Whitechapel slashing journey times in half to Bond Street, Canary Wharf and Heathrow.

## GREEN SPACES

New parks, squares and green spaces will be created on The Silk District's doorstep, a breath of fresh air for the neighbourhood.

## RETAIL

Regeneration plans will bring a wave of cafés, restaurants and bars – including the redevelopment of Whitechapel High Street.

## EDUCATION

An extension to the Queen Mary University and a new 1 million sq ft Barts Life Sciences medical research campus.





# CONNECTIVITY

WITH THE ARRIVAL OF THE ELIZABETH LINE, WHITECHAPEL OFFERS FANTASTIC TRAVEL CONNECTIONS ACROSS THE CITY AND BEYOND - ATTRACTING OCCUPIERS TRADITIONALLY BASED IN THE CITY AND SHOREDITCH.



 WHITECHAPEL STATION CGI

## ELIZABETH LINE TIMES

The Silk District is a three minute walk from Whitechapel station, served by District, Hammersmith & City and Overground lines, as well as the Elizabeth Line. Journey times from Whitechapel in minutes (Source TfL).





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# PROPOSAL

## TENURE

New long leasehold for a term of approximately 999 years.

Alternatively a new lease is available direct from the Freeholder for a term to be agreed.

## EPC

Upon request.

## PROPOSAL

Price / Rent upon application.

## VIRTUAL TOURS

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# CONTACTS

TO TALK FURTHER PLEASE CONTACT THE SOLE  
SELLING / LEASING AGENTS:



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