



25 Settles St.

Whitechapel. E1

THE VISION

A former neo-classical office building – considerably re-imagined to provide 24,326 sq ft of modern, contemporary space.



CGI – 25 Settles Street – Bird's Eye View



THE EXTERIOR

The redevelopment recognises the building's unique past – whilst providing future-forward space – meeting the demands of today's occupiers.

25 Settles Street is a truly unique office development, in one of the London's most exciting and rapidly changing areas.

Alongside the original architecture a new build extension rises from the rear providing four floors of additional workspace.

THE BUILDING

Attention to detail is key to this development and the specification complements the building's rich heritage.

- Self contained headquarter office building
- Comprehensive refurbishment
- Contemporary reception
- A ceiling height of over 7m on ground floor (circa 12,000 sq ft)
- New four storey extension

- LG7 suspended lighting
- External courtyard and amenity space of 1,900 sq ft
- Superb natural daylight throughout the building
- Exposed air conditioning system
- Exposed brickwork

- Feature concrete staircase
- 1 x new passenger lift
- 39 cycle spaces
- 4 showers (including one DDA compliant)
- 2 x car parking spaces



THE GROUND FLOOR

A unique crescent shaped pitched roof, dating back to the 1930s provides a stunning backdrop for a workspace refurbished to an exceptional standard.

Specification

- Ceiling height of over 7m
- Exceptional natural light
- Feature courtyard
- Exposed original steel structure
- Raised access floor throughout
- Exposed original brickwork
- VRF heating and cooling system
- Suspended linear lighting
- Self contained WCs



CGI - 25 Settles Street - Ground Floor



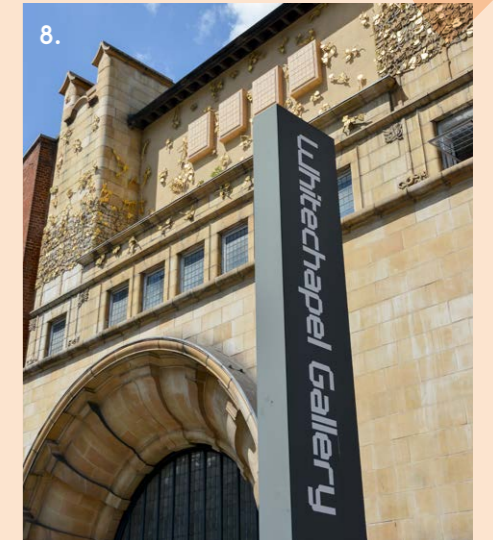
CGI - 25 Settles Street - 1st Floor

THE AREA

Aldgate and Whitechapel are celebrated lifestyle and cultural destinations, offering occupiers a curated mix of independent boutiques, galleries, restaurants, and cafés.



- 5. The Stable, Whitechapel Road
- 6. Amber, Piazza Walk
- 7. Paradise Alley, Brick Lane
- 8. Whitechapel Art Gallery



- 1. The Running Horse, Leman Street
- 2. Brewdog, Tower Hill
- 3. Grounded Coffee, Whitechapel Road
- 4. Som Saa, Commercial Street

The area is home to a 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.

WHITECHAPEL & ALDGATE

Due to continuing development the area is attracting occupiers from a variety of sectors thanks to its amenities and transport links.

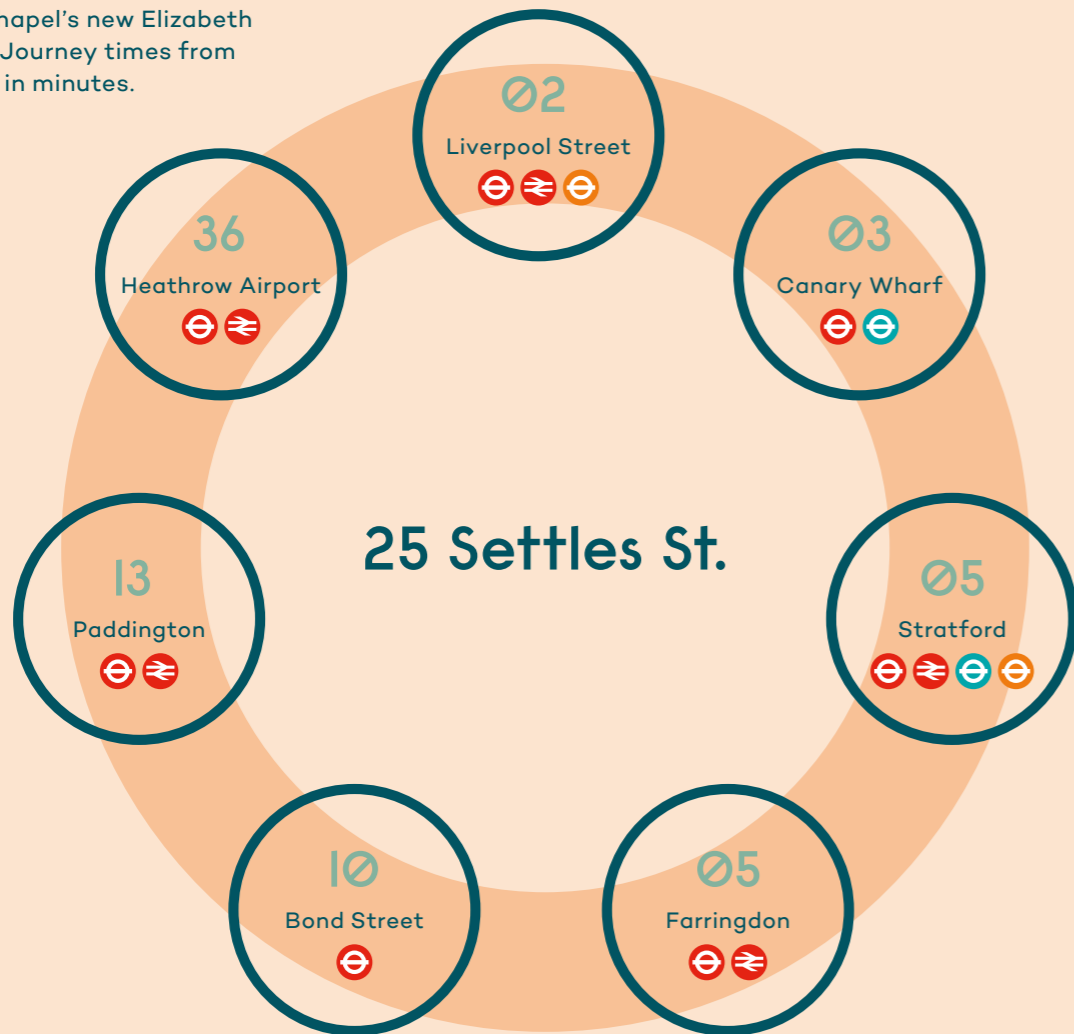
With the imminent arrival of the Elizabeth Line, Whitechapel and Aldgate offers fantastic travel connections across the city and beyond – which is attracting occupiers traditionally based in the City and Shoreditch.



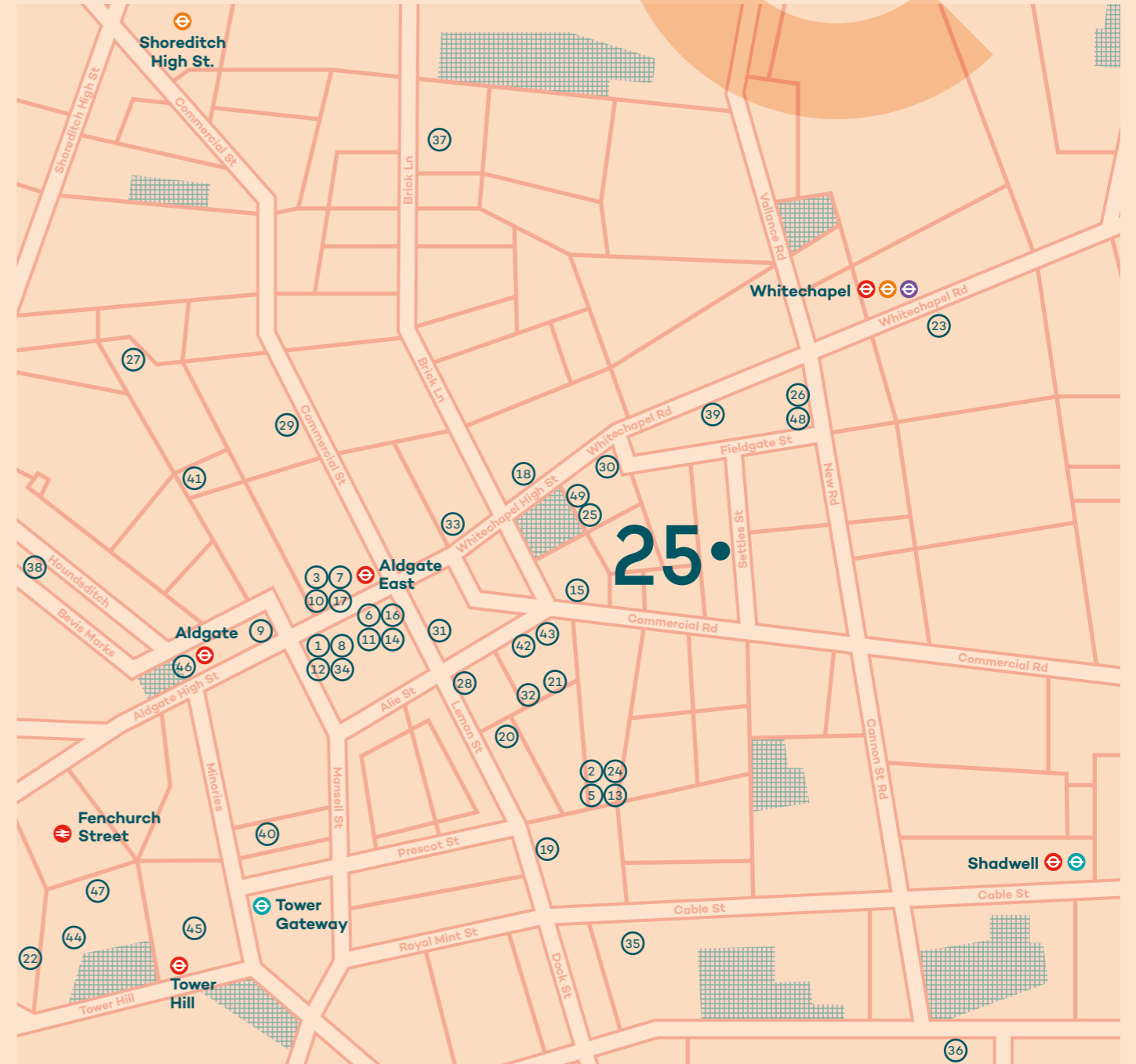
1. Whitechapel Station CGI

ELIZABETH LINE TIMES

Settles Street is a six minute walk from Whitechapel's new Elizabeth Line station. Journey times from Whitechapel in minutes.



Source: TfL.



Local Occupiers

- Comeon!
- Erdem
- General Assembly
- Gensler
- Habitio
- Huddle
- Mindspace
- Perkins + Will
- Taboola
- The Office Group
- Uber
- Unruly
- Vidsy
- Wework

Coffee

- Benugo
- Black Sheep Coffee
- Department of Coffee and Social Affairs
- Grounded
- Long Shot Coffee
- The Pastry Parlour

Bars & Restaurants

- Amber
- Brewdog
- LHT Urban Bar
- LMNH Kitchen
- Motley

Fitness

- Mr. White's English Chophouse
- Ottolengi
- Pizza Union
- Som Saa
- The Stable
- Treves & Hyde
- 1 Rebel
- PureGym
- Virgin Active
- F45
- Twelve x Three Boxing
- CrossFit

Culture

- Curzon Aldgate
- Whitechapel Gallery
- Fotografiska (2019)
- Wilton's Music Hall
- Tobacco Dock
- Truman Brewery

Hotels

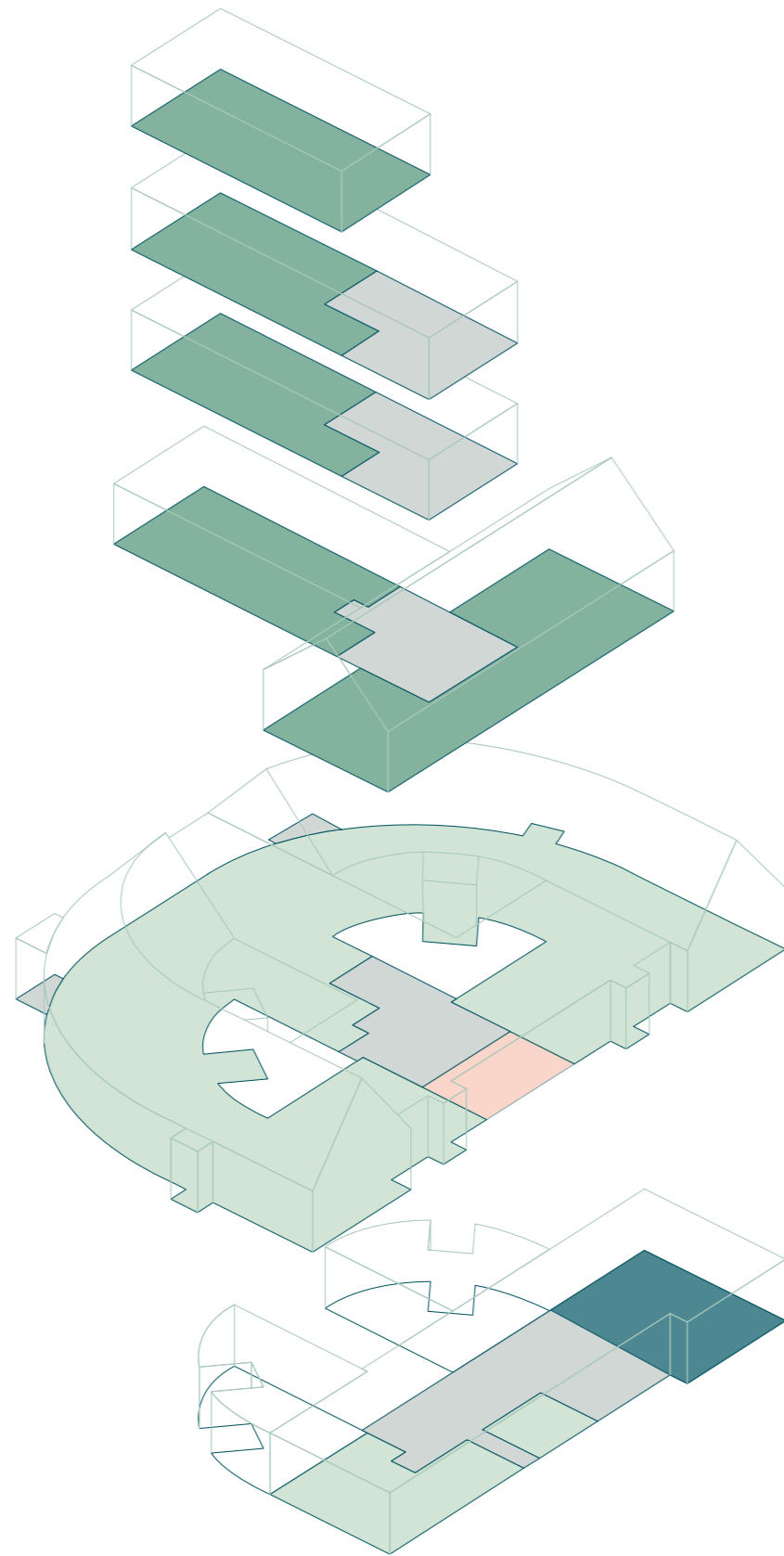
- 10 Trinity Square
- Citizen M
- Dorsett City London
- Double Tree
- New Road Hotel
- Qbic



CGI - 25 Settles Street - New Build 4th Floor

THE ACCOMMODATION

Floor	Use	Sq Ft	Sq M
4th	Office	1,625	151
3rd	Office	1,722	160
2nd	Office	1,808	168
1st	Office	4,715	438
Ground	Office	12,874	1,196
	Reception	409	38
Lower Ground	Office	1,582	147
Total	Office	24,326	2,260

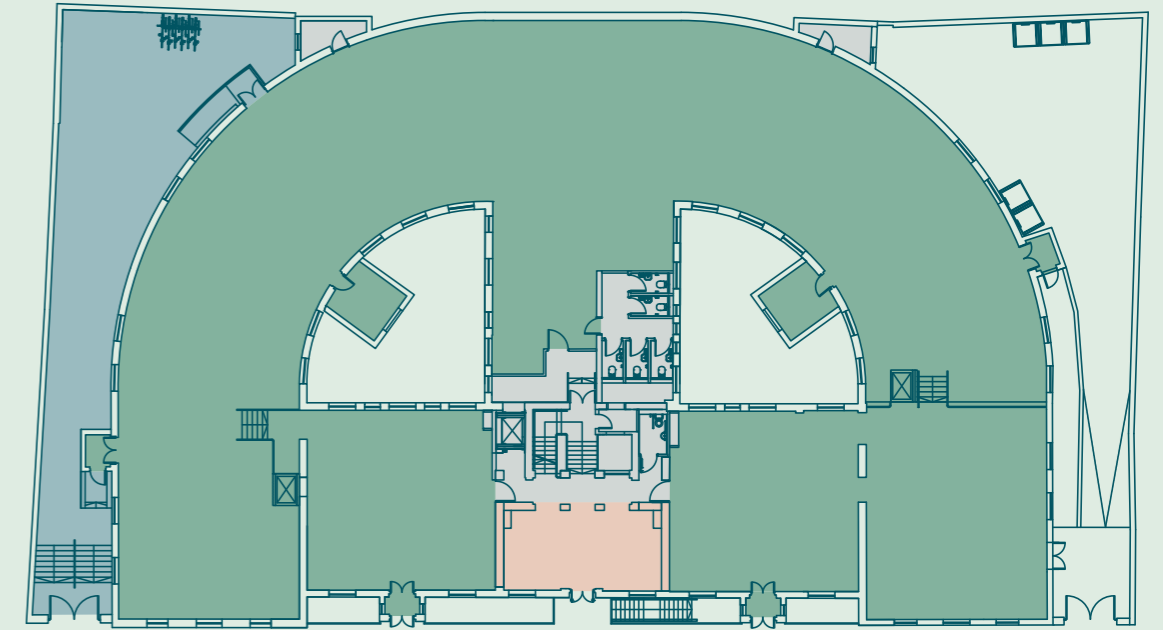


For indicative purposes only.
Not to scale.

Ground Floor

12,874 Sq Ft / 1,196 Sq M

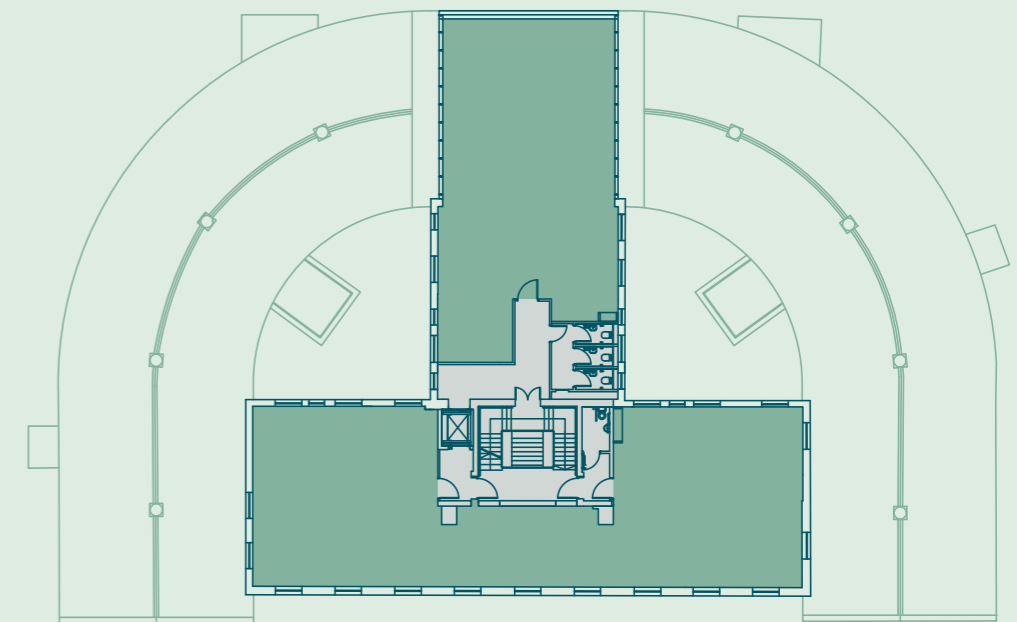
– 6 bike stores



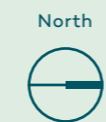
SETTLES STREET

First Floor

4,715 Sq Ft / 438 Sq M



SETTLES STREET

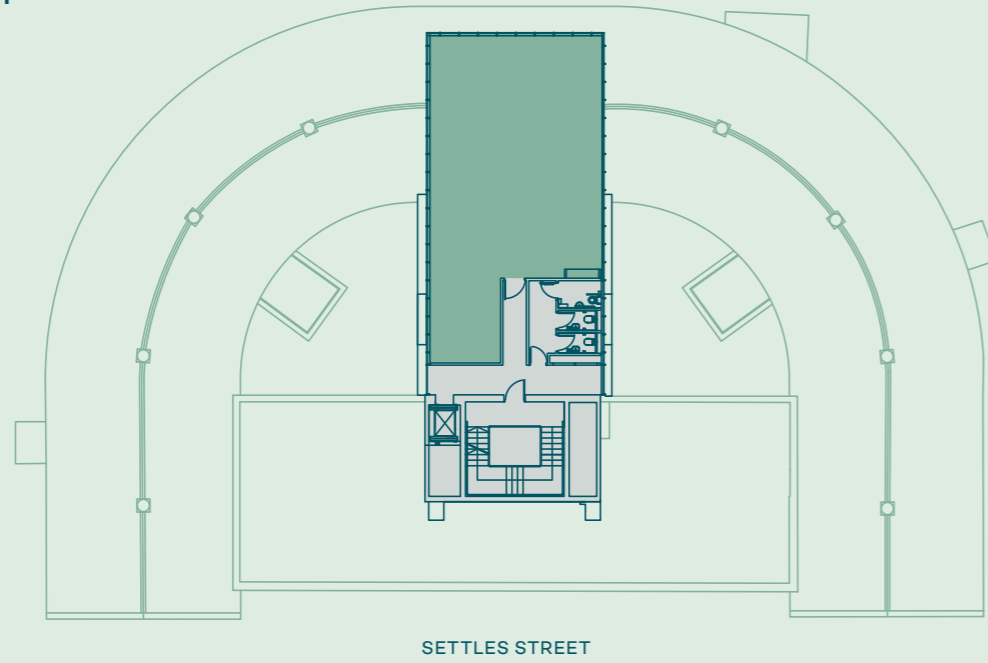


● Available office ● Affordable workspace ● Reception ● Courtyard ● Core

THE PLANS

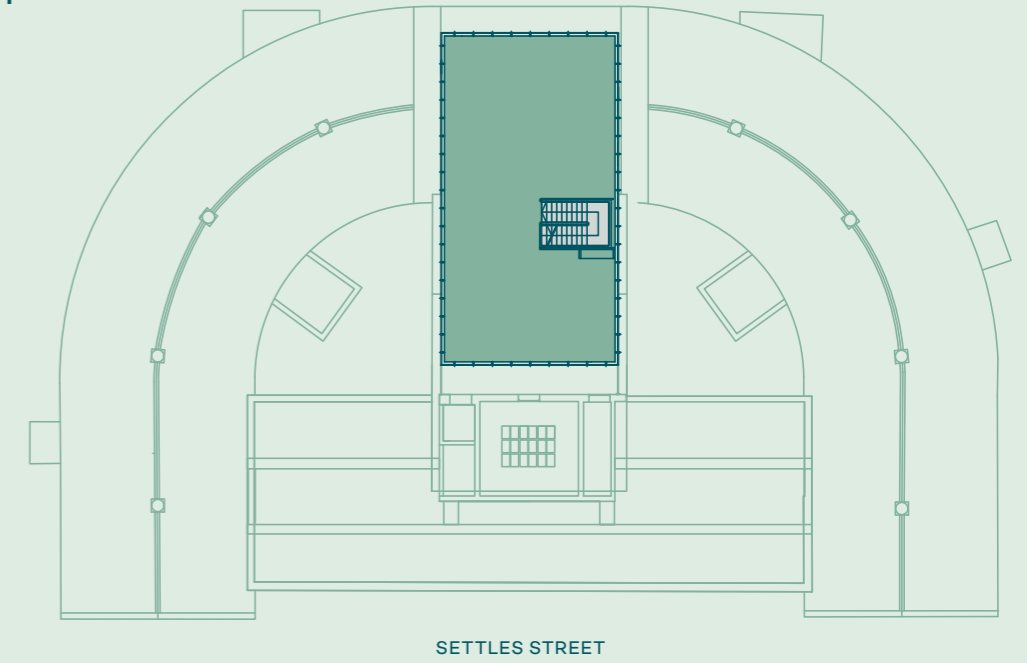
2nd Floor

1,808 Sq Ft / 168 Sq M



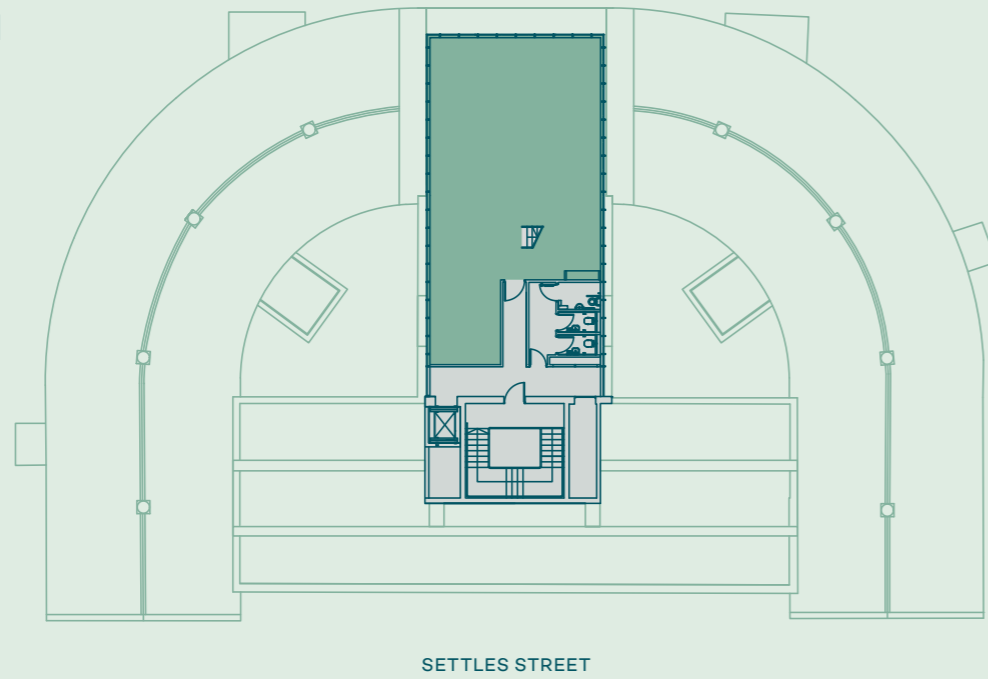
4th Floor

1,625 Sq Ft / 151 Sq M



3rd Floor

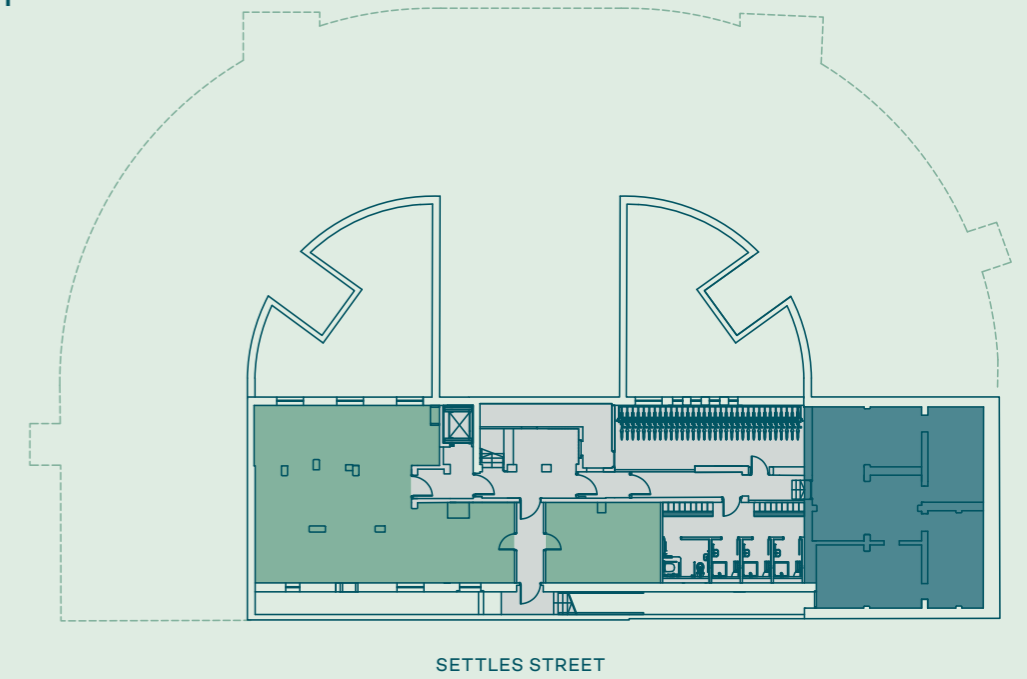
1,722 Sq Ft / 160 Sq M



Lower Ground Floor

1,582 Sq Ft / 147 Sq M

- 33 bike stores
- 4 showers



For indicative purposes only.
Not to scale.



● Available office ● Affordable workspace ● Core

TIMING

Completion Q1 2020.

TERMS

Upon application.

VIEWING

For further information, please contact the sole letting agents:

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