A detailed botanical illustration featuring a variety of flowers and butterflies. In the top right, there are green leaves and a bright orange flower. In the bottom left, there are white hydrangeas, a pink rose, and a butterfly. The background is dark, making the colors of the plants stand out.

2 JUBILEE STREET E1

BOTANICAL WORKS E1

Thrive in the heart of London's creative Stepney
and Whitechapel districts with dynamic office space

Last floor remaining - fitted & furnished

1,636 sq. ft.

The Summary

- ✦ Botanical Works is a brand new office development providing high specification offices. The building is arranged over 5 floors and is available to a single occupier or as 3 self-contained offices.
- ✦ There is a tranquil botanical garden roof terrace offering a beautiful relaxing outdoor space.
- ✦ The development occupies a prime position in the fashionable neighbourhood of Whitechapel and Stepney, only a short distance from the UK's financial powerhouse of the City of London.
- ✦ Whitechapel Station is situated approximately 700m from Botanical Works and hosts the Elizabeth Line in addition to Underground lines. Shadwell Station is 7 minutes away providing access to the DLR and Overground.





ROOMS
HASSLE-FREE LETTING

ROOMS

20
ZONE

20
ZONE



LOCATION



Stepney and Whitechapel are culture and lifestyle hubs in the East End of London, providing an abundance of local restaurants, cafés, bars, parks and galleries to occupiers.

The George Tavern stands proudly on the corner of Jubilee Street, neighbouring Botanical Works. It's been here for many centuries, formerly in the guise of 'The Halfway House' — a pub mentioned by everyone from Dickens to Pepys and all the way back to Chaucer. It is undoubtedly one of the true jewels of London's pub scene.

This music venue is regularly visited by creatives, musicians and east London artists, playing host to the likes of Nick Cave and Anna Calvi, as well Kate Moss and Justin Timberlake.

David Granick, The George, Commercial Road, 1969, DG/1/81.
Reproduced with the permission of Tower Hamlets Local History Library and Archives, London Borough of Tower Hamlets.





From historical galleries and street markets to lush parks, organic coffee and independent shops and market stalls, Stepney and Whitechapel has maintained its unique character and communality.

The local cuisine caters to all tastes, from cosy cafes and sophisticated pizzerias to Asian banquets and hearty grills.

Stepney's specialty stores provide an expansive offering of international wines and artisanal cheeses.

For those looking for a workout, pilates, gyms and swimming pools are all nearby.



FOOD & DRINK

- 1 AMBER
- 2 COFFEE REPUBLIC
- 3 GEORGE TAVERN
- 4 IL BORDELLO
- 5 KIRVEM
- 6 LA FIGA
- 7 LONDON HOSPITAL TAVERN
- 8 MOUSE TAIL COFFEE STORIES
- 9 MR. WHITE'S ENGLISH CHOPHOUSE
- 10 PIZZA UNION
- 11 RINKOFF BAKERY
- 12 SAHARA GRILL
- 13 SAINSBURY'S LOCAL
- 14 SKYLIGHT
- 15 SUSHI N SASHIMI
- 16 TAYYABS
- 17 THE EMPRESS
- 18 TWO MAGPIES CAFE
- 19 THE NARROW - GORDON RAMSAY
- 20 THE WHITE HART
- 21 YURT CAFE

LEISURE
















- 22 ESCAPE LONDON
- 23 GENESIS CINEMA
- 24 JACK THE RIPPER MUSEUM
- 25 NEW ROAD HOTEL
- 26 PUREGYM
- 27 SHADWELL BASIN
- 28 SMASH FITNESS
- 29 STEPNEY GREEN PARK
- 30 TOBACCO DOCK
- 31 WHITECHAPEL GALLERY
- 32 40 WINKS HOTEL



CONNECTIVITY

Botanical Works is just an 8 minute walk from Shadwell Station and 12 minutes from Whitechapel Station with the London Underground and the Elizabeth Line running from here. Liverpool Street and Bank Stations are also nearby, making it simple to travel both across and out of the capital.

WALKING DISTANCES IN MINUTES

Shadwell	8
 	12
Whitechapel Station	12
   	14
Limehouse	14
 	14
Stepney Green	14
 	18
Aldgate East	18
 	18
Wapping	18
	19
Bethnal Green	19
 	

NB Time calculated from development to destination using google maps, citymapper and TfL.



↑ WHITECHAPEL STATION

Whitechapel and Aldgate offer fantastic travel connections across the City and beyond.

ELIZABETH LINE TIMES

Botanical Works is a 12 minute walk from Whitechapel Station's Elizabeth Line. Journey times from Whitechapel in minutes.







SUMMARY SPECIFICATION



BUILDING SPECIFICATION & AMENITIES:

- High specification internal finishes throughout
- Excellent natural daylight
- Air conditioned offices
- Openable windows for fresh air
- Fully accessible metal tile raised flooring
- Floor boxes with power & CAT 6 data cabling
- Exposed services
- Exposed brick feature wall
- Suspended linear lighting
- Architectural recessed down lighting
- Option of floor coverings available
- Botanical roof terrace with seating
- Fully DDA compliant
- 8 person passenger lift
- Secure cycle store & shower facility
- WC accommodation to each office
- Video entry door system with fob access



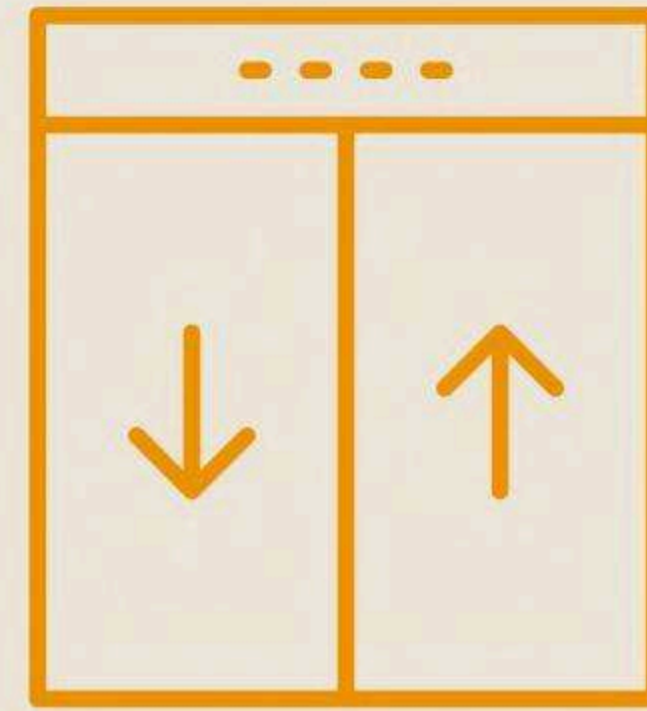
SUMMARY SPECIFICATION



AIR
CONDITIONED
OFFICES



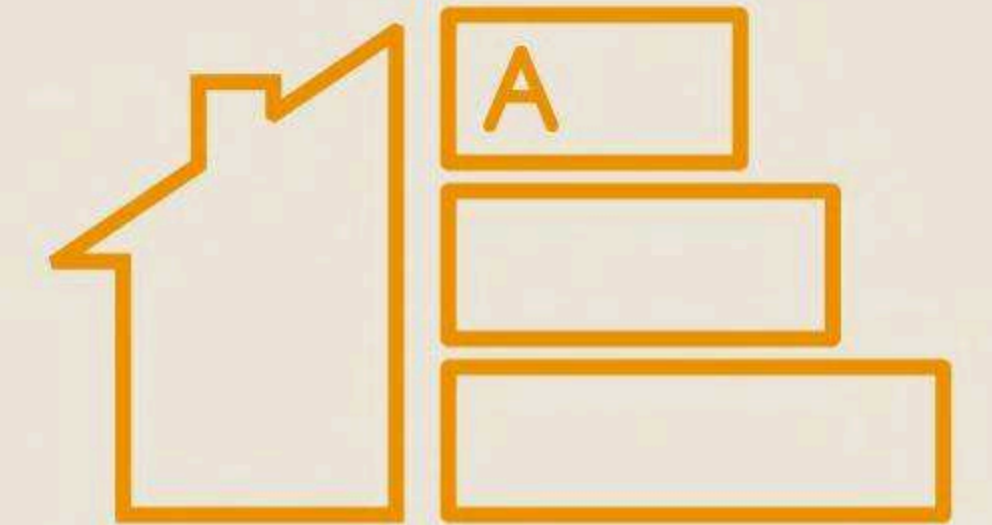
SECURE
CYCLE STORE



8 PERSON
PASSENGER
LIFT



SHOWER
FACILITY



EPC A



BOTANICAL
ROOF TERRACE
WITH SEATING



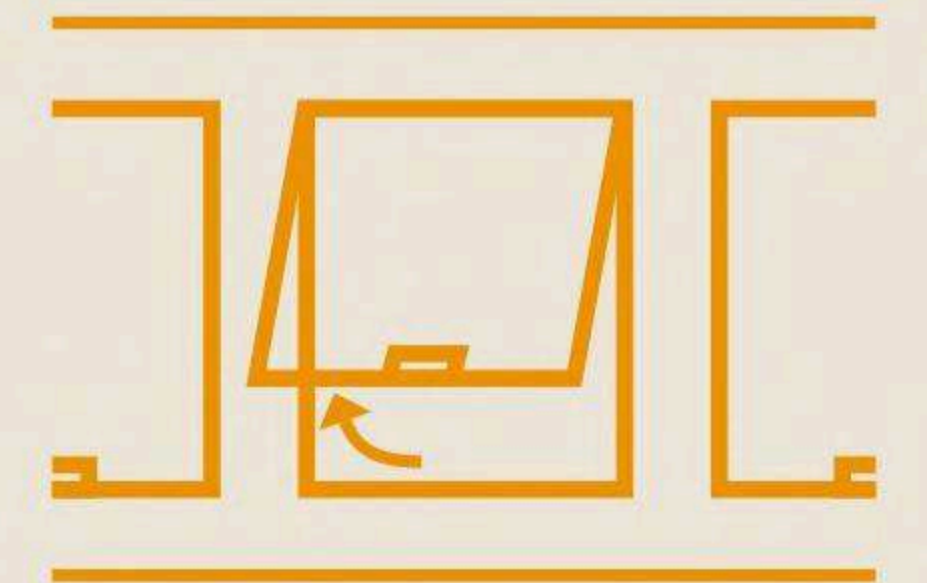
FLOOR BOXES
WITH POWER & CAT
6 DATA CABLING



FULLY
DDA COMPLIANT



BREEAM
'EXCELLENT'



OPENABLE
WINDOWS
FOR FRESH AIR



FLOOR AREAS & PLANS

FLOOR	SIZE	
2nd	1,636 sqft	152 sqm
1st	LET	LET
Ground & Upper Ground	LET	LET



Office Space



Office 1 Ground Floor

1,582 sqft

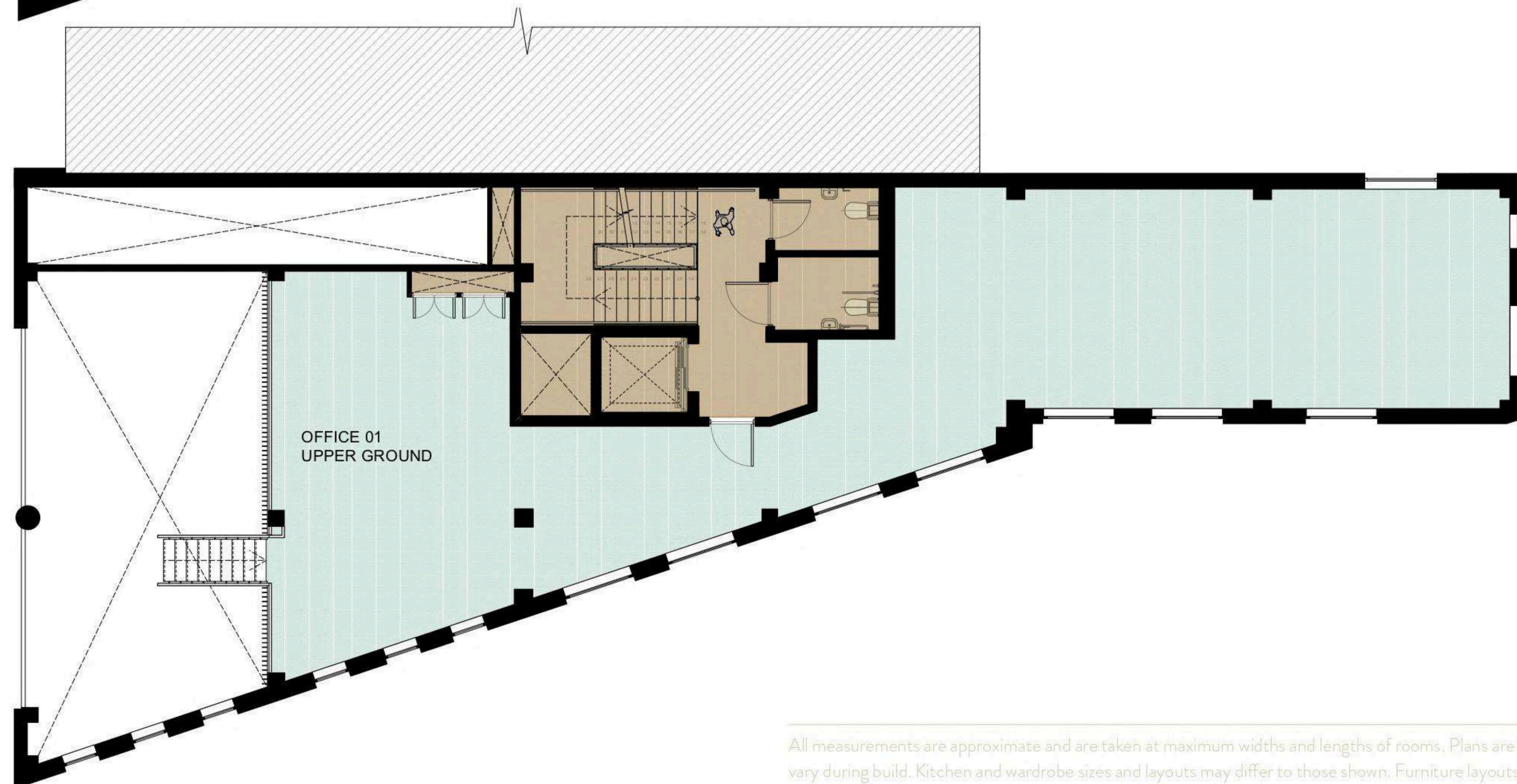
LET



Office 1 Upper Ground Floor

1,443 sqft

LET



Total

3,025 sqft

LET

- Common space
- Office space

All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchen and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

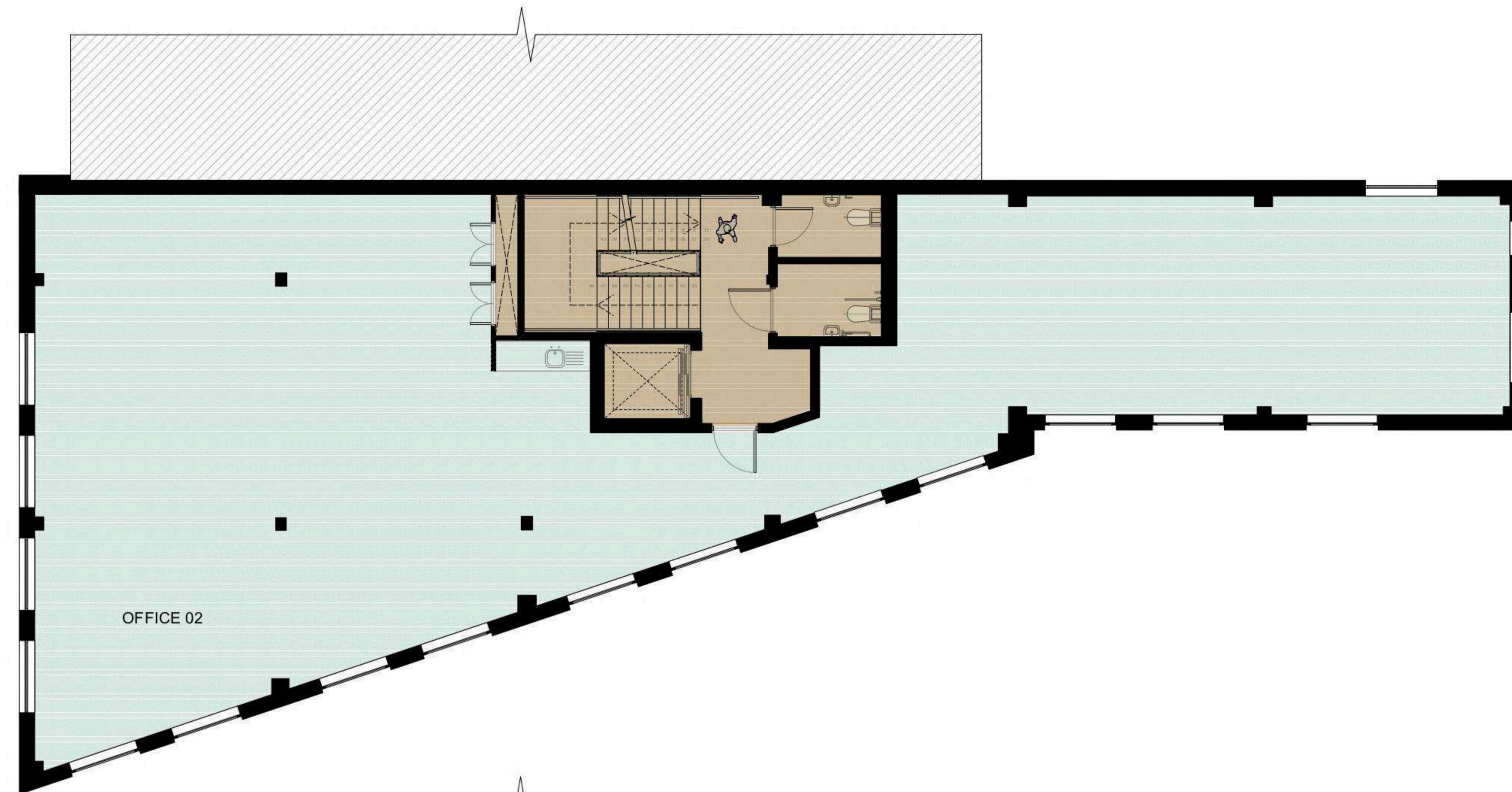
Office Space



Office 2 First Floor

2,250 SQFT



LET



Office 3 Second Floor

1,636 SQFT



-  Roof terrace
-  Common space
-  Office space

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Flexible Office Space



An example of how the offices could be occupied.

Office 2

First Floor

26 desk spaces

2,250 SQFT

LET



Office 3

Second Floor

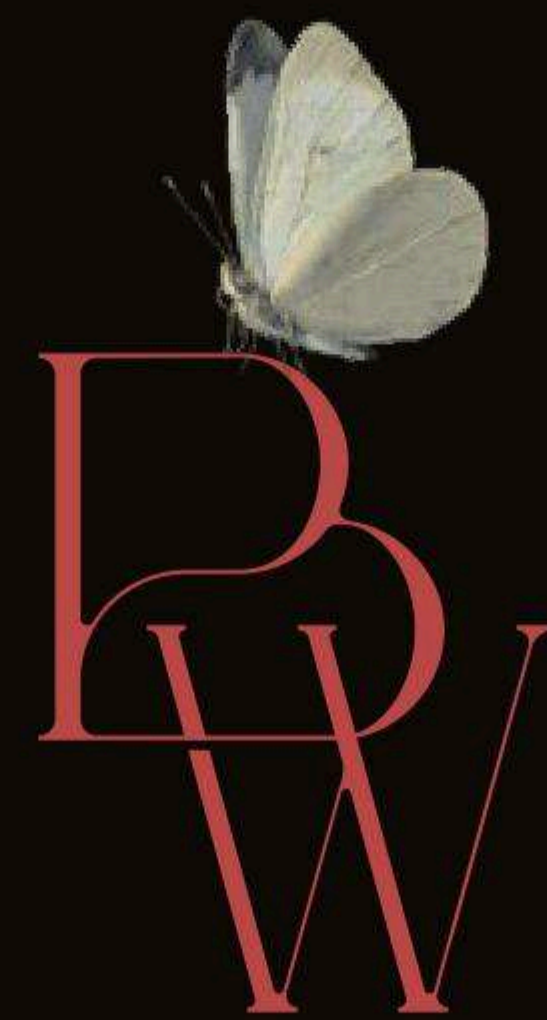
18 desk spaces

1,636 SQFT



- Roof terrace
- Common space
- Office space

All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobe sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.



Please get in touch for more information, or to arrange a tour.



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May 2024

