

174-178 Mile End Road  
London E1 4LJ



# THE DRILL HALL



# STAND TO ATTENTION

The Drill Hall is a visionary,  
19,500 Ft<sup>2</sup> HQ with a rich history,  
that embodies innovation  
and foresight.

A contemporary new work and lifestyle environment that has been restored and redefined, with a new entrance, bright and airy spaces, along with tranquil internal and external courtyards.

Ground floor





Historically used as a drill hall training facility for reserve army units, the building was originally home to the 1st AA Division Battalion in 1939.

Training in anti-aircraft defence, the troops would use the buildings to learn and practice. The original exposed brickwork still features in parts of the building, restored to honour its storied past.



Territorial Army Anti-Aircraft Battery training



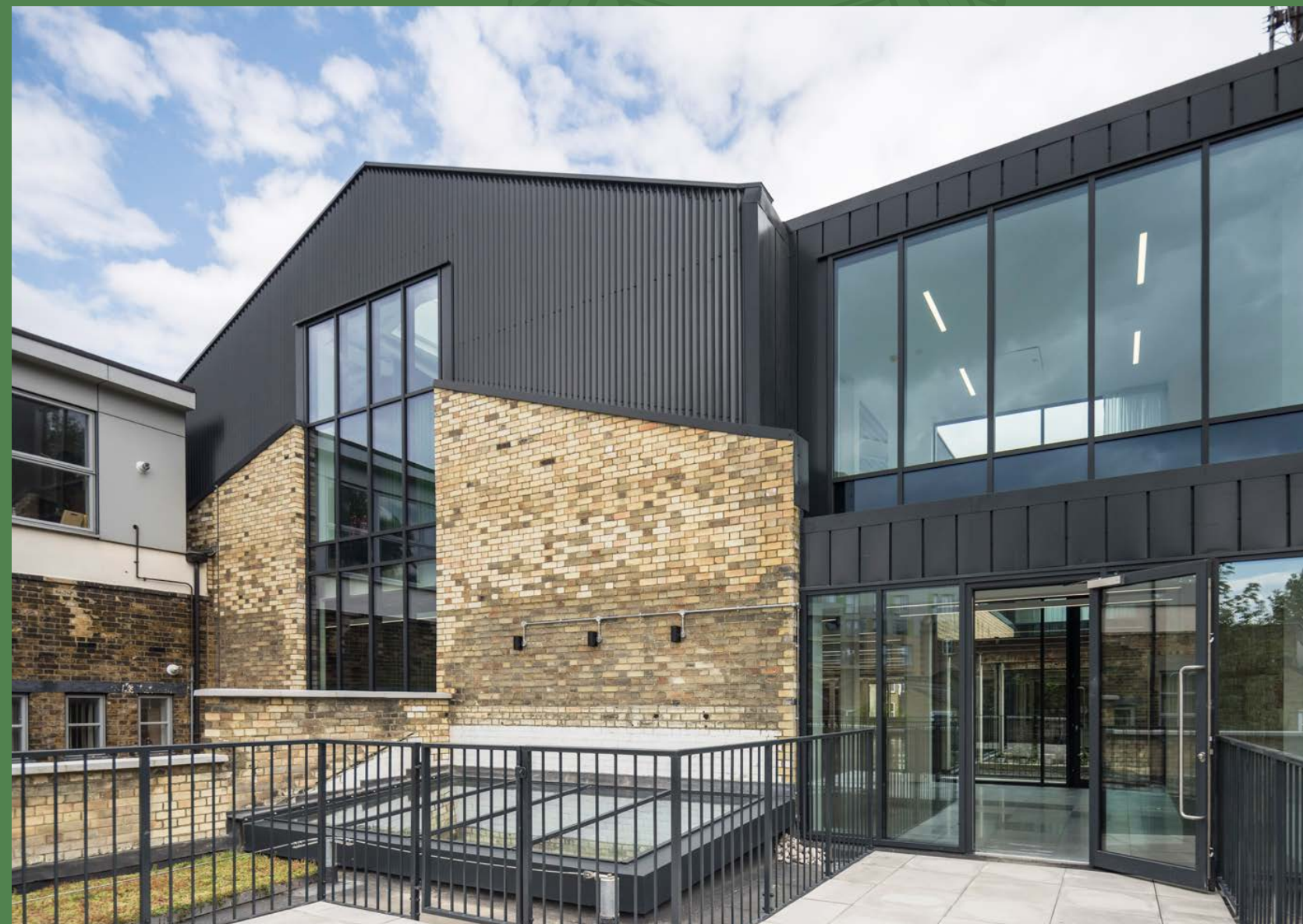
Anti-Aircraft guns deployed in Hyde Park, London







# A CAPTAIN OF CHANGE



First floor terrace

Designed with today's occupier in mind. The building promotes wellbeing throughout the working day:



## BREEAM

'Very Good'



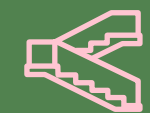
## ACTIVE COMMUTING

New end of journey facilities promote physical activity.



## FRESH AIR

New double glazed openable windows.



## PHYSICAL ACTIVITY

Activated staircase promotes physical movement throughout the building.



## OUTSIDE SPACES

Courtyards, terraces and balconies providing 1,025 sq ft of outside spaces.



## ENERGY EFFICIENT LIGHTING

Energy efficient lighting to minimise energy usage.

Ground floor courtyard





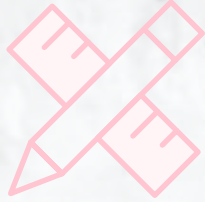




# POLISHED FINISHES



Design detail



## A REDESIGNED HISTORIC BUILDING



Design detail



Air conditioning

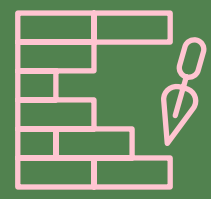
Second floor skylight



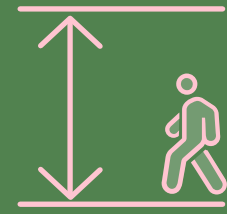
The design details and finishes throughout The Drill Hall have been carefully considered.

Natural light runs throughout the floors, with a large rooflight on the second floor further enhancing the environment. The first floor features a spacious roof terrace providing space to work, meet or relax.

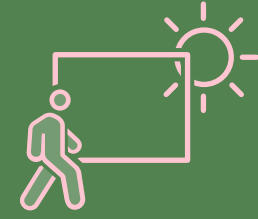




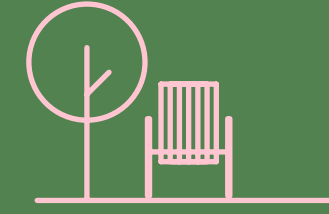
**RETAINED &  
EXPOSED BUILDING  
FEATURES**



**GENEROUS  
FLOOR TO CEILING  
HEIGHTS**



**EXCELLENT  
NATURAL DAYLIGHT**



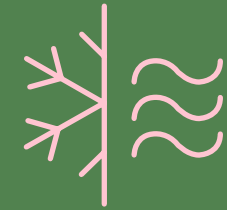
**ROOF TERRACE &  
COURTYARD BALCONY  
ON FIRST FLOOR**



**33 BICYCLE  
SPACES**



**2 LANDSCAPED  
COURTYARDS  
ON GROUND FLOOR**



**NEW AIR-  
CONDITIONING  
SYSTEM**



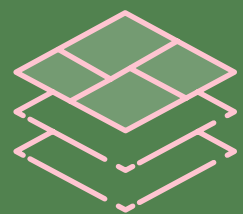
**EFFICIENT  
LED LIGHTING**



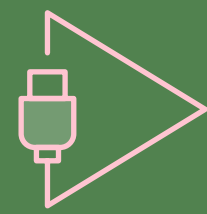
**TARGETING  
EPC A RATING**



**SHOWERS:  
3 X UNISEX & 1 X DDA**



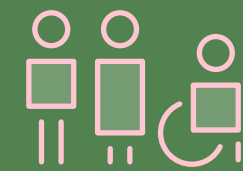
**RAISED ACCESS  
FLOORS**



**CAPPED OFF  
SERVICES  
ON EACH FLOOR**



**8 PERSON  
PASSENGER LIFT**



**17 x UNISEX &  
3 x DDA WCs**

**ALL  
PRESENT  
& CORRECT**



# ATTENTION TO DETAIL

Floor	Use	Ft <sup>2</sup>	M <sup>2</sup>
Second	Office	4,617	429
First	Office	5,717	531
Upper Mezzanine	Office	3,227	300
Ground	Office	4,013	373
Lower Mezzanine	Office	1,875	174
<b>Total</b>		<b>19,449</b>	<b>1,807</b>

Seven apartments are available by separate negotiation.



Upper mezzanine floor










First floor

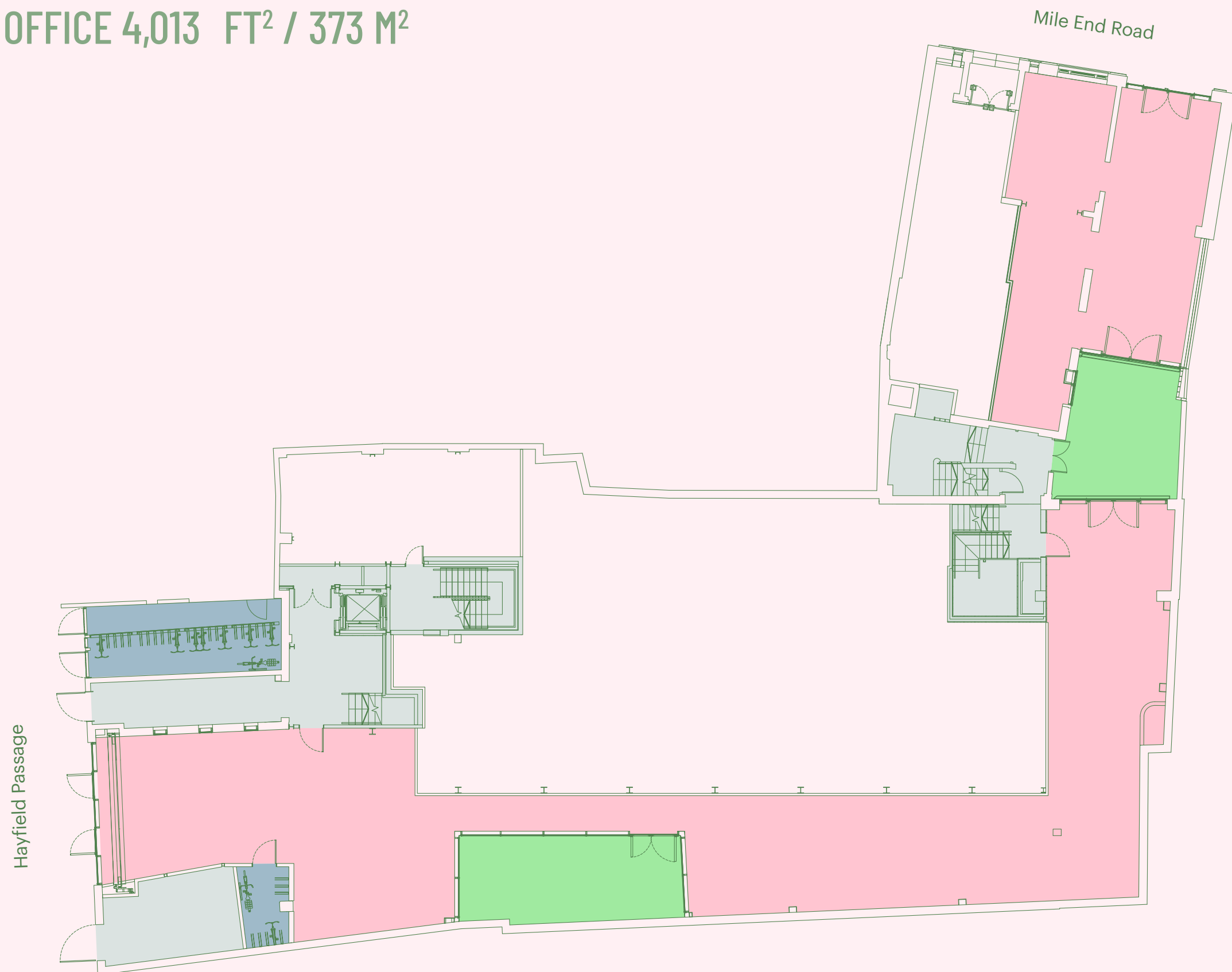


- Office
- Core
- Cycle Store
- Courtyards

Plans not to scale.  
For indicative purposes only. 

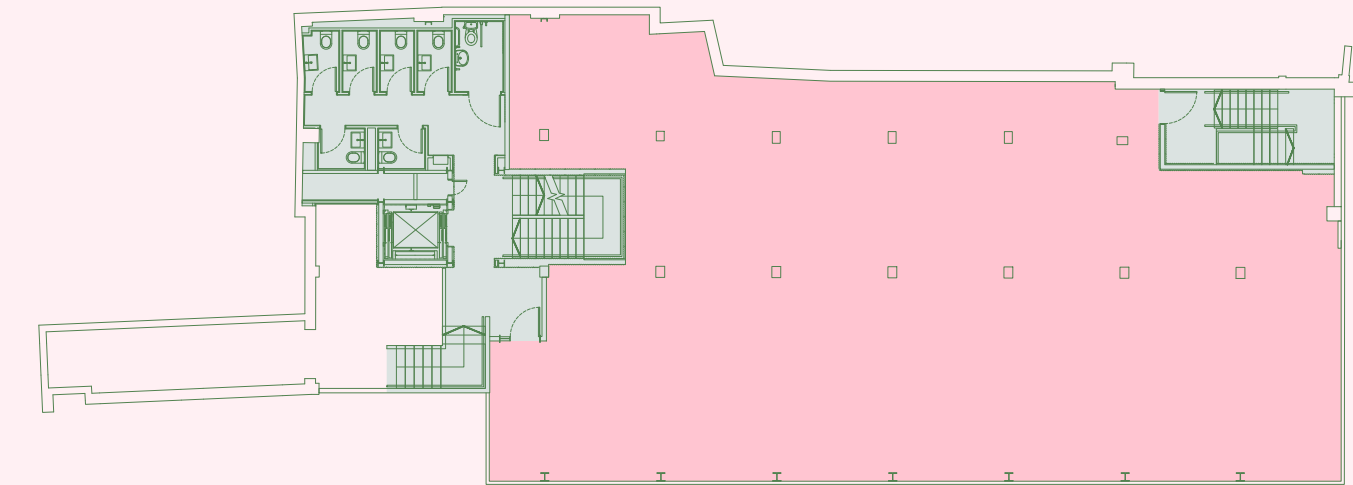
## GROUND

OFFICE 4,013 FT<sup>2</sup> / 373 M<sup>2</sup>



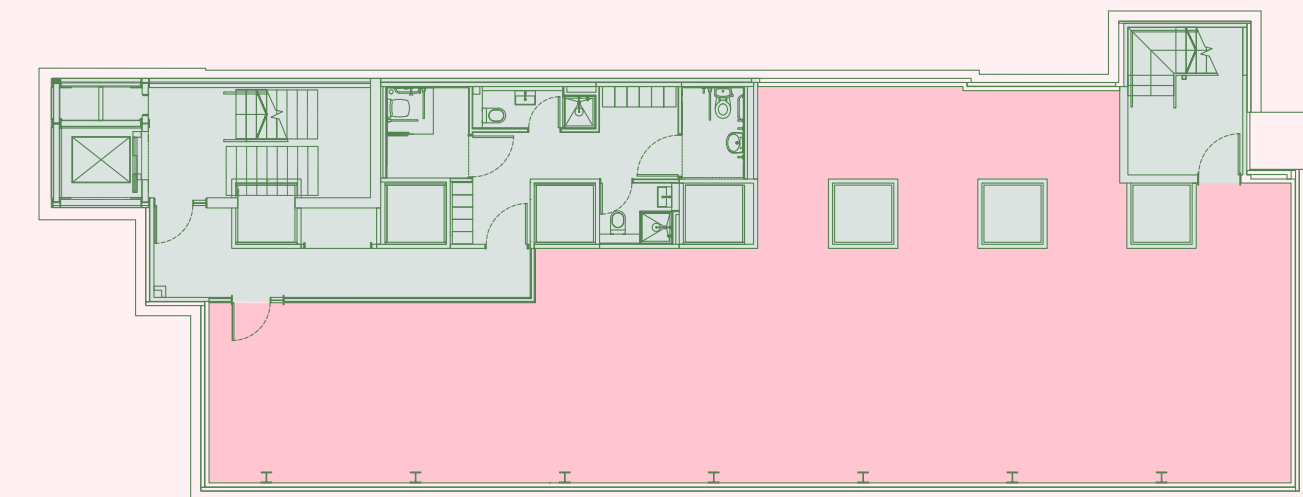
## UPPER MEZZANINE

OFFICE 3,227 FT<sup>2</sup> / 300 M<sup>2</sup>




## LOWER MEZZANINE

OFFICE 1,875 FT<sup>2</sup> / 174 M<sup>2</sup>



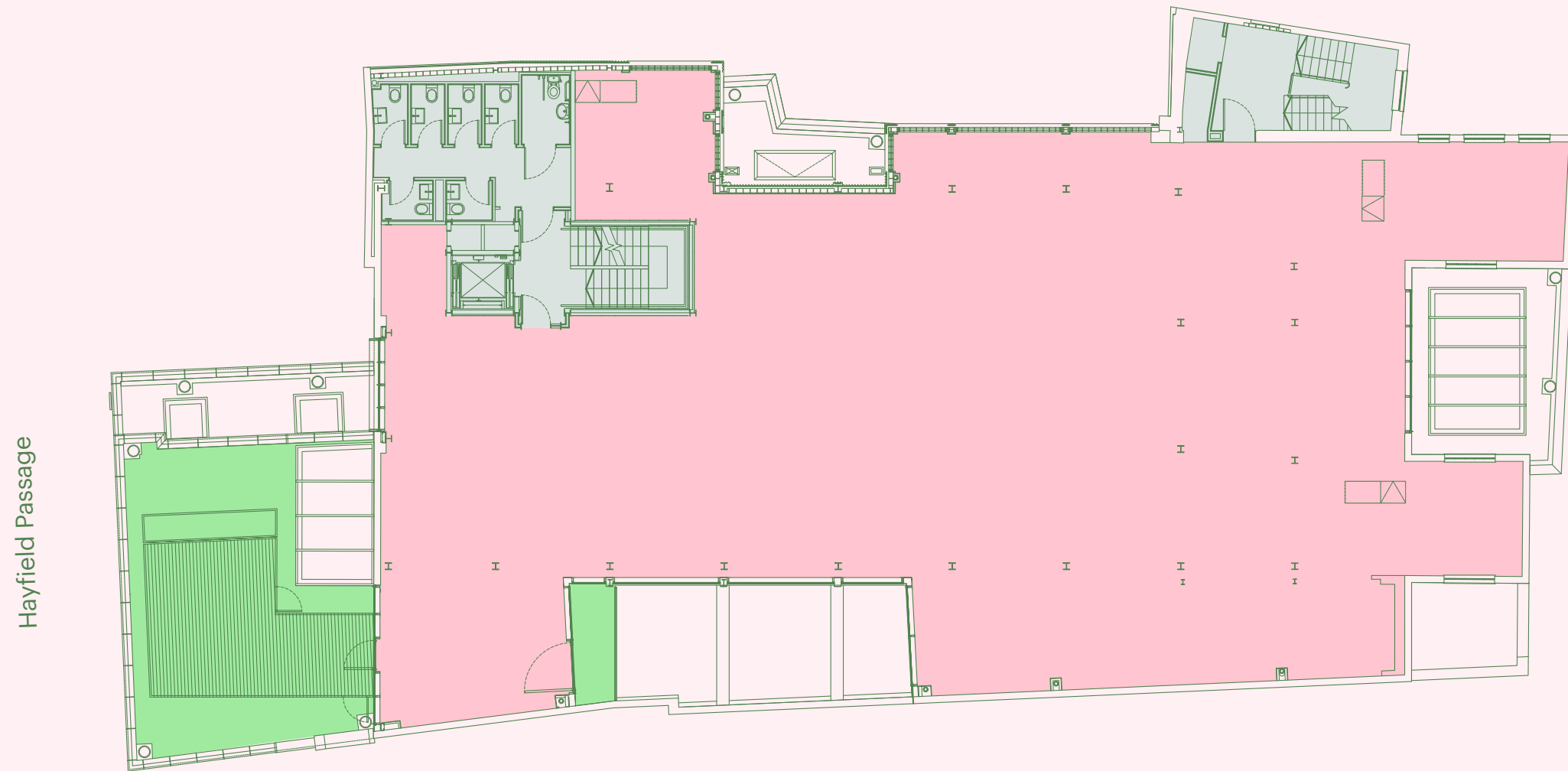


- Office
- Core
- Terrace

Plans not to scale.  
For indicative purposes only. 

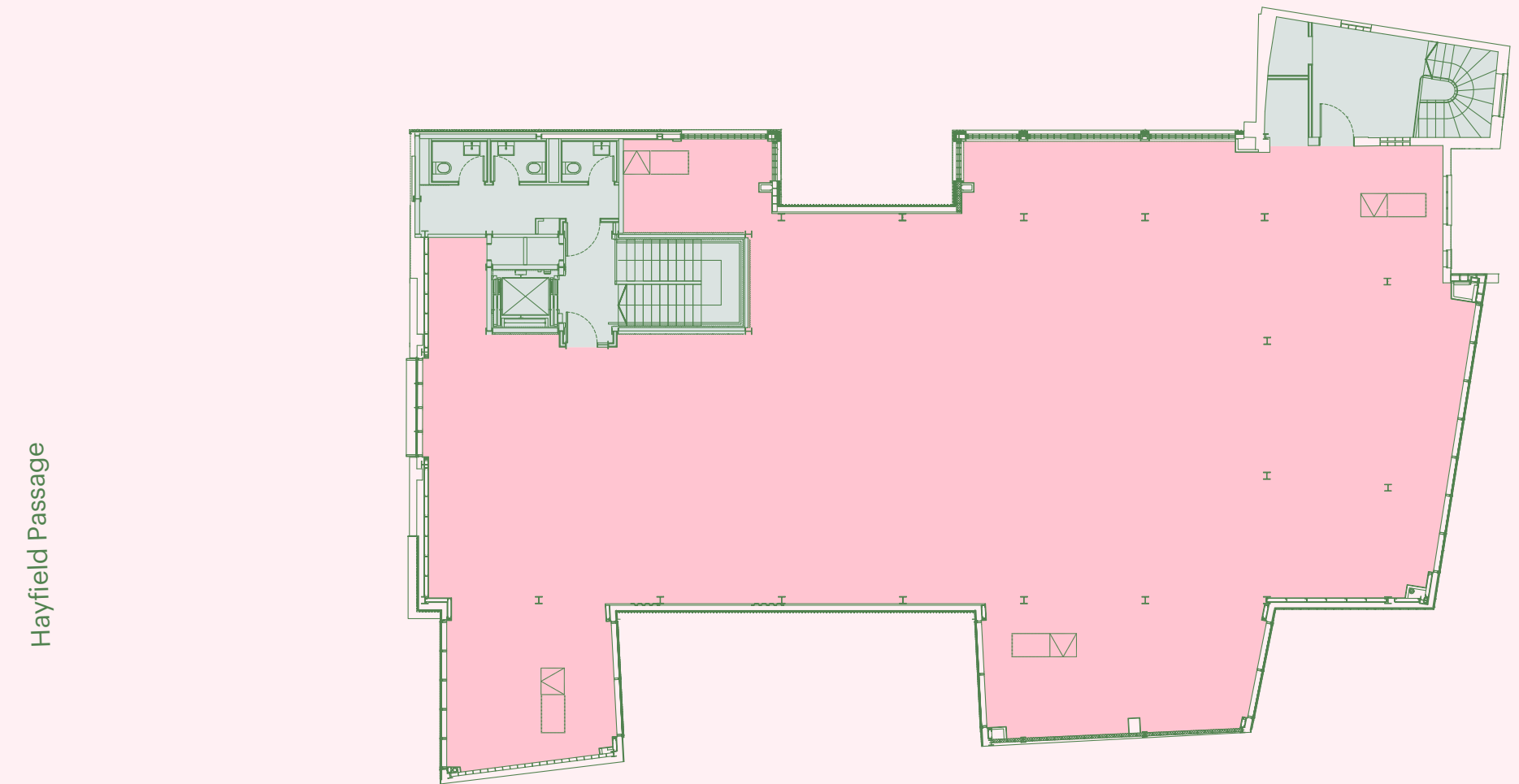
# FIRST

OFFICE 5,717 FT<sup>2</sup> / 531 M<sup>2</sup>



# SECOND

OFFICE 4,617 FT<sup>2</sup> / 429 M<sup>2</sup>





# SALUTING LOCAL HOTSPOTS

Mackbear Coffee



Ground Café



The White Hart



Whitechapel Gallery



Genesis Cinema

A celebrated culture and lifestyle destination, with exceptional local amenities.

The area is home to a host of vibrant eateries, coffee shops, bars and retailers. Stepney Green underground station is on the doorstep, with Whitechapel, Aldgate and Bethnal Green all a short walk away.



# GET AROUND ON THE DOUBLE

 **STEPNEY GREEN**

2 mins walk



   **WHITECHAPEL**

10 mins walk



 **BETHNAL GREEN**

14 mins walk



    **LIVERPOOL STREET**

12 mins



 **SHOREDITCH HIGH STREET**

14 mins

    **STRATFORD**

12 mins



  **BANK**

19 mins



   **CANARY WHARF**

18 mins



  **LONDON CITY AIRPORT**

30 mins

All journey times from the building.  
Source: TFL



## COFFEE

- 01 Breid Bakers
- 02 Black Sheep Coffee
- 03 Coffee Republic
- 04 Ground Café
- 05 Gaff
- 06 Grounded Coffee
- 07 Mackbear Coffee Co.
- 08 Mouse Tail
- 09 Rastro Café
- 10 Pelican House

## RESTAURANTS & BARS

- 01 Amber
- 02 Circle & Slice
- 03 E Pellicci
- 04 Gunpowder
- 05 Mr. White's Chophouse
- 06 Rinkoff Bakery
- 07 Sushinoen
- 08 Tayyabs
- 09 The Lemn Street Tavern
- 10 Yuu Kitchen

## BARS

- 01 Bar Paragon
- 02 Big Chill Brick Lane
- 03 Pedley Street Station
- 04 PocketSquare Skyline Bar
- 05 The Blind Begger
- 06 The Buxton
- 07 The Castle
- 08 The Running Horse
- 09 The White Hart Brewpub
- 10 Three Colts Tavern

## FITNESS/HOTELS

- 01 12x3 Boxing
- 02 Bethwall Green Climbing Centre
- 03 CrossFit London
- 04 Energie
- 05 Kore Gallery
- 06 Muscleworks Gym East
- 07 Precision Health
- 08 PureGym
- 09 StrongHer Space
- 10 The Gym Group



# A MAJOR SPECIFICATION

## 1. GENERAL

### 1.1 Envelope

- Existing brickwork and concrete frame largely retained and restored, with internal thermal upgrades
- Retrofit extension elements formed in steelwork, with highly insulated tata steel profiled cladding system
- New curtain wall, window and door glazing systems by Schueco with Saint Gobain solar controlled glazing, with PAS24 security rating to ground floor elements

### 1.2 Energy / Sustainability

- All electric power supply system with solar panel roof array
- Extensive thermal upgrades to existing fabric, highly insulated new additions
- EPC B energy performance
- BREEAM Very Good
- Site wide SUDS system

### 1.3 Services

- All new VRF Fan Coil heating and cooling system with directly ducted MVHR fresh air supply and extraction to provide a highly control internal climate with purified air
- All new low energy LED lighting with intelligent control system to limit energy consumption
- Services designed for 1:8 occupancy with redundancy adaptability for reconfiguration
- 2 dedicated fibre data connections per floor plate
- Access controlled building and floor plate entry

### 1.4 Circulation

- Level access to all floor via 8 person passenger lift
- 2 stair cores
- 2 external entrance points

### 1.5 Amenities

- 2 Landscaped lightwells
- 2 Terraces with planters
- 3 Showers and secure lockers
- 28 Secure cycle spaces, 4 visitor spaces
- 20 Shared WCs including 3 part M compliant (1:10)

## 2. LEVEL SPECIFIC

### 2.1 Lower Mezzanine

- Floor to ceiling – 2.97m
- Lighting – Kabalight Lola Linear LED – modular fitting
- Services distribution – ceiling mounted ducted VRF system with MVHR; ceiling based basket containment, drops at columns; capped wet, small power and data services

#### - Finishes:

- Floor – polished concrete
- Walls – fair faced concrete
- Ceiling – exposed steel frame and composite deck – white
- Features – green metal cladding to staircore, architectural metalwork balustrade, exposed original concrete frame

### 2.2 Ground Floor

- Floor to ceiling – 4.35m
- Lighting – Kabalight Merc LED spotlights, Astro Dunbar up/down wall lights, Ligne Roset Globe Sky feature pendants
- Services distribution – ceiling based tray and basket; 200mm RAF services floor void

#### - Finishes:

- Floor – RAF with 20mm finishes zone
- Walls – original brickwork and concrete frame
- Ceiling – original concrete frame and slab decorated white
- Features – 3 large skylights, private landscaped lightwell enclosed with full height glazing, green metal cladding to staircore, architectural metalwork balustrade, full height glazed entrances

### 2.3 Upper Mezzanine

- Floor to ceiling – 2.90m
- Lighting – Kabalight Lola Linear LED – modular fitting, Astro Dunbar up/down wall lights
- Services distribution – ceiling mounted ducted VRF system with MVHR; ceiling based basket containment, drops at columns; capped wet, small power and data services

#### - Finishes:

- Floor – polished concrete
- Walls – painted plasterboard
- Ceiling – original concrete frame and slab decorated white
- Features – green metal cladding to staircore, architectural metalwork balustrade with adaptable soft spot, exposed original concrete frame

### 2.4 First Floor

- Floor to ceiling – 3.26m
- Lighting – Kabalight Lola Linear LED – modular fitting
- Services distribution – ceiling mounted ducted VRF system with MVHR; ceiling based basket containment through castellated beams; capped wet, small power and data services; 80mm RAF void – some compromised areas

#### - Finishes:

- Floor – raised access floor with 20mm finished zone
- Walls – historic brickwork, painted plasterboard, glass bricks
- Ceiling – exposed steel frame and composite deck – white
- Features – private roof terraces, green metal cladding to staircore, substantial glazed openings

### 2.5 Second Floor

- Floor to ceiling – 4.375m to ridge, 2.35m to eaves / wings
- Lighting – lightforms Lightrod 80 cylindrical LED – modular fitting; Lightplane recessed linear LED
- Services distribution – perimeter mounted

VRF system with MVHR ducted in floor void; 320mm RAF void with tray based containment; capped wet, small power and data services;

#### - Finishes:

- Floor – raised access floor with 20mm finished zone
- Walls – Tata steel liner panels, painted plasterboard, glass bricks
- Ceiling – exposed steel frame and composite deck – white
- Features – vaulted ceiling with apex rooflight, substantial glazed openings to all aspects, green metal cladding to staircore.

## 3. MEPH SPECIFICATION

- Mitsubishi – hybrid VRF systems
- PAR-41MAA, CMB-WM-V-AA, CMB-WM-V-AB, PEFY-M-VMA(L)-A, AE-200A/AE-50A, AE-200E, PFFY-WP-VLRMM-E (HVRF)

## 4. OCCUPANCY STANDARDS

<b>Design Occupancy</b>	1 person per 8 sq. m.
<b>Plant and Servicing</b>	8 sq. m. / person
<b>Means of Escape</b>	1:6 sq. m. / person
<b>WCs</b>	1:10 sq. m. / person

## 5. MECHANICAL SERVICES

### 5.1 Design Criteria

#### External Design Conditions

Summer	29°C dry bulb / 20°C wet bulb
Winter	- 4°C dry bulb / 100% saturated

### Internal Design Temperatures

Office Accommodation	Summer 24°C ± 2°C dry bulb – no humidity control
Entrance / Reception	Summer min 18°C, max 28°C Winter 21°C ± 2°C dry bulb (excludes area within 3m of doors)
Toilets	18°C minimum
Staircases	18°C minimum

### Ventilation

Offices	A minimum outside air quantity of 8 litres / second for each person at full occupancy (equal to 1 l/s per sq. m of occupiable floor space)
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WCs	Continual supply & extract 6 l/s per stall / urinal
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### 5.2 Electrical Plant Loads

Lighting	8 W/sq. m.
Small Power	25 W/sq. m.

### 5.3 Lighting Levels

Offices	400 lux average at the working plane (300 – 500 lux).
Toilets	200 lux above basins, 150 lux elsewhere.

Reception	200 lux general, 300 lux over reception desk and seating area.
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Stairs	150 lux main circulation, 150 lux secondary staircases.
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### 5.4 Public Health Plant Loads

The commercial areas are served by a cold water storage break tank and boosted water system. Water storage is 1250 litres.

### 5.5 Heating and Cooling

The office floors are heated and comfort cooled by means of a hybrid variable refrigerant

flow (VRF) system with water circulated from distribution boxes on each floor to fan coil units located in each office.

The system comprises high efficiency air source heat pumps coupled to indoor units to afford simultaneous heating and cooling to different zones.

### 5.6 Cold Water

The incoming mains water service is extended from the Thames Water infrastructure within Elm Street, and is locally metered with EMS monitoring where it enters the basement to supply the domestic water storage tanks. The water storage tanks are suitable for the storage of wholesome drinking water.

Cold water services are drawn from the tank and distributed to all floors by a fully automatic packaged inverter driven booster pump set.

Branch connections at each floor level are provided with pressure reducing valves to maintain a constant regulated supply pressure on all levels. Pipe work is fully insulated to maintain system temperature and prevent condensation.

Facilities are provided on each floor for extension by tenants having suitable capacity to serve tenant tea points on every floor level.

### 5.7 Hot Water Services

Domestic hot water is generated from two centralised hot water storage cylinders located in the plant room.

### 5.8 Small Power

The small power allowance per tenant floor is 25 W/sq m. A supplementary load of 10 W/sq m.

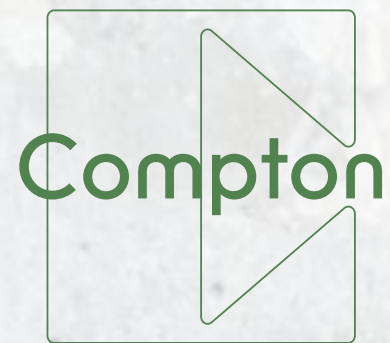
### 5.9 Tenant Provisions

Capped services connection points are left within the cores to allow connection for tenants to extend and serve office tea points / kitchenettes at each floor level. The services include drainage and cold water supplies.

Communications risers and electrical risers are provided in the core with access at each floor level from each tenancy.



**GIVE US  
THE SIGNAL**



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### Viewings

Strictly through the sole joint letting agents.

### Terms

Upon application.

Misrepresentations Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

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