

Three Colts Lane









11 retail, leisure and office units set in two new buildings and refurbished railway arches in characterful Bethnal Green.







Welcome to **Three Colts Lane**

A1, A2, A3, A4, A5 & B1 UNITS

Offering a unique and contemporary working environment, Three Colts Lane sits in one of London's most characterful neighbourhoods.

The heart of creativity in the capital for over two decades, East London is recognised globally thanks to its cutting edge art scene. Bethnal Green has maintained and established itself as one of the key areas in this evolution.

Having undergone significant regeneration over recent years, the area now boasts a broad range of galleries, studios and top-notch creative agencies all within a relatively small area. A historic part of London, traditional East End pubs sit alongside boutique cafes and organic eateries, attracting a diverse and eclectic crowd.

Emerging from the shadow of its trendsetting neighbour Shoreditch, Bethnal Green is a desirable location to both live and work in. Three Colts Lane embodies this progression making it the perfect environment for businesses looking to establish themselves in a new East London hub.









Clockwise from above: Paradise Garage, Bethnal Green; AEI Media, Bankstock Building, Hoxton; Goodhood Store, Shoreditch Opposite: Three Colts Lane, Block A & B (CGI render)



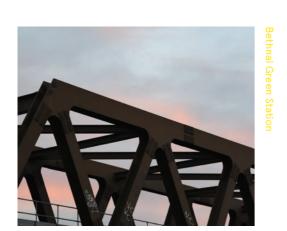


















V&A Museum of Childhood







Making Connections

TRANSPORT LINKS

Three Colts Lane is incredibly well connected, being no more than 30 minutes away from many of London's key destinations.

Already an easy, central and convenient neighbourhood, the recent regeneration of Bethnal Green has seen the expansion of its various travel networks. Getting across the city has never been easier. With both Overground and Underground stations located just minutes from the property, convenient routes are at your fingertips. On the Central Line you can reach Liverpool Street and the West End in less than 20 minutes.

The creative hubs of Shoreditch and Hackney are all within walking distance. To add further value to the location, 2018 will see the introduction of Crossrail to Whitechapel providing even quicker access from East to West.

Walking	
Bethnal Green Underground Station	4 mins.
Bethnal Green Overground Station	4 mins.
Whitechapel Underground Station	8 mins.
Shoreditch	15 mins.
London Fields	15 mins.

Cycling	
Shoreditch	6 mins.
London Fields	6 mins.
Hackney	9 mins.
Spitalfields	9 mins.
Soho	20 mins.



Above: Bethnal Green Underground Station

O London Underground	
Liverpool St.	10 mins.
Oxford Circus	19 mins.
London Bridge	19 mins.
Kings Cross St. Pancras	25 mins.
Paddington	33 mins.

London Overground	
London Fields	8 mins.
Shoreditch High St.	8 mins.
Liverpool St.	10 mins.
Stratford	10 mins.
Hackney Downs	10 mins.

Crossrail (Coming to Whitechapel in 2018)	
Liverpool St.	2 mins.
Canary Wharf	3 mins.
Farringdon	5 mins.
Tottenham Court Road	7 mins.
Paddington	13 mins.

→ Airports	
London City	30 mins.
London Heathrow	1 hour
London Gatwick	1 hour
London Stansted	1 hour 10 mins.
London Luton	1 hour 20 mins.





So little time...

THE LOCAL AREA

From traditional East End pubs through to cutting edge art galleries and restaurants, Bethnal Green has it all.

East London's urban landscape is an increasingly eclectic blend of architecture, old and new, that reflects its changing demographics. Art galleries, trendy bars and designer hotels have replaced crumbling old buildings and disused factories. It could be argued that Bethnal Green, Shoreditch, Dalston and Hackney now offer more options for fashion, art and entertaining than Soho and the West End. Three Colts Lane is at the heart of it all.





Eating & drinking in Bethnal Green



↑ Coffee - 8.00am

For those who can't function without coffee in the morning, get your fix at *Mouse Tail Coffee Stories*. They charge a flat £2.60 for every coffee.



← Lunch - 1.00pm

↑ Breakfast - 8.30am

Historic café and part-

time film set E. Pelleci

does a famous Full English

more healthy option check

breakfast. For a slightly

out Foxcroft & Ginger.

Something of an institution, *Rinkoff Bakery* has been serving East Londoners for over 100 years. Grab a sandwich or one of their signature crodoughs.



↑ Drinks - 6.00pm

For an authentic NYC tap room experience head to Mother Kelly's. Well stocked with all kinds of craft beer, they also do take-outs from their bottle shop.



↑ Dinner – 8.00pm

Conveniently close to Mother Kelly's lies *Paradise Garage*, a high-end modern British restaurant. Not cheap, but you can be expect a memorable meal.

Left above: Peg + Patriot bar in Town Hall Hotel; Left: McQueens florist

Local Area Nearby Occupants 1 The Beautiful Meme 2 The Bureau HACKNEY 3 Rise Barclays Accelerator 4 Effusion 5 The Pill Box 6 OK-RM 7 Crafted Food & Drink 8 Paradise Garage 9 Town Hall Hotel 10 Mother Kelly's Cambridge heath 11 The Blind Beggar 12 E. Pellici 13 Rinkoff Deli & Bakery 14 Foxcroft & Ginger 15 Mouse Tail Coffee Stories 16 Chicken Shop 17 Benugo 32 17 18 The Gallery Café 19 The Approach Tavern Bethnal Green Rd. 20 The Larder Bethnal Green **Boutiques & Shops** BETHNAL GREEN WEAVERS FIELDS 21 McQueens Florist 22 AP Fitzpatrick Art Shop 23 Bikeworks BETHNAL GREEN 24 East End Thrift Store 25 The Hive Skin Care Bethnal Green 26 Hurwundeki Overground 27 Artwords Book Shop **Arts & Culture** 28 Campoli Presti Gallery 29 Maureen Paley Gallery 30 The Ryder Projects 31 Genesis Cinema 32 V&A Museum of Childhood Whitechapel **∞** 33 Blueprint Model Shop 34 IMT Gallery 35 Wilkinson Gallery WHITECHAPEL



Where things happen

LIFESTYLE DIRECTORY



Mouse Tail Coffee Stories

Dedicated to mastering excellence in coffee, Mouse Tail is perfect for both coffee buffs and those who just want to enjoy a quick cup in the morning.

mousetailcoffee.com



The Ryder Projects

A new, boutique project space for contemporary art, presenting the work of emerging and mid-career artists in curated dialogues and solo presentations. theryderprojects.com



McQueens

Having recently moved from Clerkenwell to Bethnal Green, McQueens is London's premier florist and favoured choice of five star hotels and fashion labels.

mcqueens.co.uk

"Bethnal green is home to a flourishing community of artists from all over the world."



A social enterprise with several branches in London offering a range of services including cycle training, repairs, bike recycling and travel planning. re-cycle.org



Chicken Shop

Chicken Shop serves up locally sourced free-range birds, which are marinated overnight, steamed and then cooked over charcoal on a special rotisserie. chickenshop.com



V&A Museum of Childhood

Home to one of the world's finest collections of children's toys, doll's houses, games and costumes, the Museum of Childhood shines brighter than ever with its vast interior. museumofchildhood.co.uk



Genesis Cinema

Genesis is the local independent cinema. Not only is it affordable, it's been well renovated and includes a pie kitchen and bar, serving cocktails late into the night. genesiscinema.co.uk



Maureen Paley Gallery

Maureen Paley was one of the first to present contemporary art in London's East End. The gallery shows international artists working in mixed media. maureenpaley.com



Mother Kelly's

Mother Kelly's is a laid-back, New York inspired tap room and bottle shop. motherkellys.co.uk

"You could say The Approach is the perfect pub. There's also a contemporary art gallery tucked upstairs."



Foxcroft & Ginger is founded upon the principles of great British food, made with locally-sourced ingredients given an original twist. Also a great spot for a coffee or two. foxcroftandginger.co.uk



Town Hall Hotel & Apartments

Set in a former Edwardian town hall, this luxury hotel mixes modern and art deco details. The Typing Room restaurant and Peg + Patriot bar are definitely worth a visit. townhallhotel.com



Paradise Garage

Paradise Garage delivers exciting dining with simplicity and thought. Innovative, contemporary dishes are served in a former garage on bustling Paradise Row. paradise254.com



The Approach Tavern

With a roaring fire in winter, pleasant outdoor space in summer and well-kept ales all year round, you could say The Approach is the perfect pub. There's also a contemporary art gallery tucked upstairs. remarkablerestaurants.co.uk

BUCKHURST ST.

THREE COLTS LANE

Pedestrian Walkway







Retail & leisure

BLOCK A & RAILWAY VIADUCT - GROUND FLOOR

Characterful and unique A1/A3 class units with prominent on-street frontage and high annual footfall.

High ceilings and concrete pillars make these units the perfect space for a fashion boutique or restaurant. Plenty of natural light bathes the open-plan area thanks to generous glazing. Meticulously restored railway arches provide distinctive spaces with real East London character. An innovative and sustainable design, high ceilings, plenty of daylight and natural ventilation provide a flexible canvas for potential occupants.

Internal Areas

Block A

The retail units within the Block A corner property will provide the following:

Unit	GIA (Sq. ft.)	GIA (Sq. m.)
A01	1,227	114
A02	1,969	183

Railway Viaduct

The Railway Viaduct arches have been split to provide the following accommodation:

Unit	GIA (Sq. ft.)	GIA (Sq. m.)
RV01	2,077	193
RV02	1,625	151
RV03	430	40



Property Details

Rent

Offers are invited in the region of £35 per sq. ft. per annum exclusive.

Specification

The units will be provided in a shell condition.

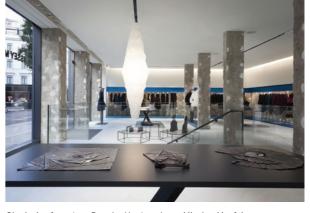
EPC

Available upon request.

Tenure

The premises are available to let by way of new effectively full repairing and insuring leases, subject to 5 yearly upwards only rent reviews. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.





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Clockwise from top: Beagle, Hoxton; Issey Miyake, Mayfair; ProVision Studios, Hoxton





Block B

Creative offices

BLOCK B - GROUND FLOOR

Bethnal Green is on track to become London's next major creative hub.

More and more creative agencies are being drawn to the area thanks to accessibility and opportunity. Three Colts Lane's B1 units have a contemporary character perfect for small to medium size businesses or start-ups. Each space includes floor to ceiling glazing and concrete pillars that give a warehouse aesthetic. The perfect mix of form and function with vibrant surroundings guaranteed to inspire and motivate a creative work force.

Internal Areas

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The space is divided into 6 units, however there is potential to combine these to provide larger units. The space is currently divided to provide the following to shell and core condition:

Unit	GIA (sq. ft.)	GIA (sq. m.)
B01	820.21	76.2
B02	538.20	50
B03	457.47	42.5
B04	543.58	50.5
B05	527.43	49
B06	696.42	64.7



Above: White Collar Factory, Shoreditch; Right: Airbnb offices in The Watermarque Building, Dublin

Property Details

Amenities

The accommodation provides new and exciting flexible space for self-contained individual units with the following proposed specification:

- Screed flooring
- Blockwork walls
- Full heating and cooling air conditioning
- Disabled W.C.
- Communal external areas
- Floor to ceiling glazing
- Secure bike storage
- Concrete pillar feature

Tenure

The units are available to rent by way of a new FRI lease offering flexible terms. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

VAT

These premises are elected for VAT.

Rent

Offers are invited in the region of £27.50 per sq. ft. per annum exclusive.

Service Charge

TBC

EPC

Available upon request

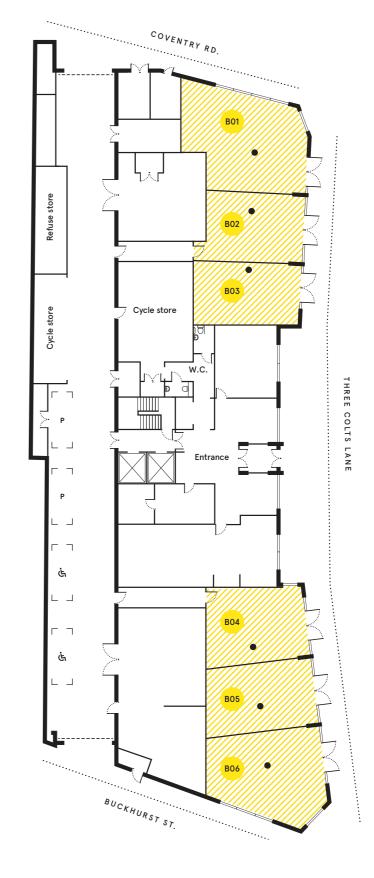
Planning

The property benefits from B1 business use Class.

Business Rates

This is a new development with rates to be assessed. All interested parties are advised to make their own enquiries with the VOA or local authority.









Contact

For further information or to arrange a viewing please contact the owner's sole agents CF Commercial.

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