

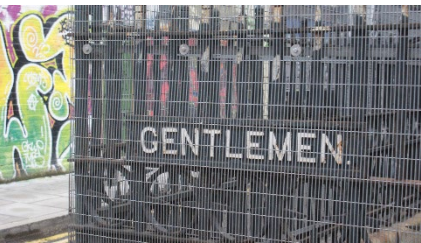
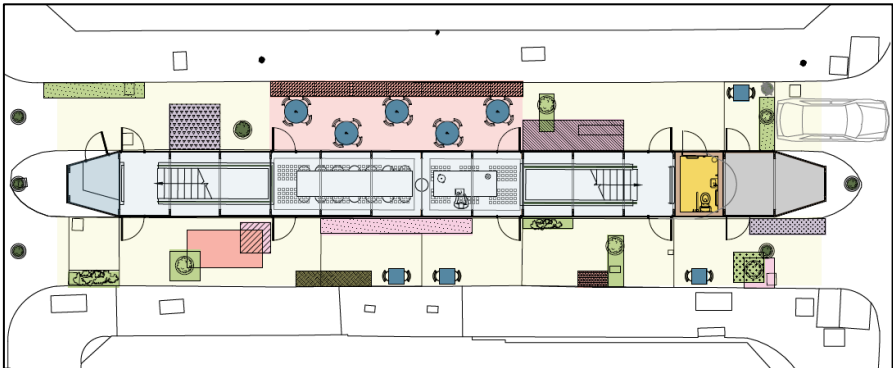
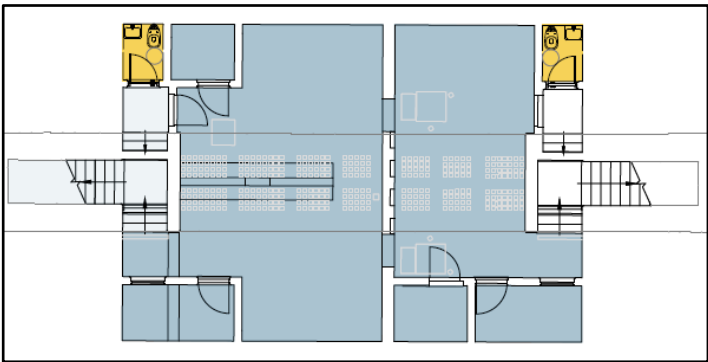
Leyden Street Former WCs



Former Victorian WC with plans and funding in place to create brand new accommodation comprising 1,195 sq ft of retail, leisure and event space and additional external seating areas in newly pedestrianised Public Realm.

The accommodation is arranged over ground and basement levels comprising:

Ground Floor	242 sq ft
Basement	953 sq ft



For further
information,
please contact:

Henry Foreman
Tel: 07469 155716
Email: henryforeman@fmx.co.uk

On the instruction of
Tower Hamlets



We are thrilled to bring to market a unique space within the former Victorian WCs in Leyden Street. On behalf of Tower Hamlets Council we are looking for a community orientated tenant to deliver a mix of retail, leisure and event space at Ground and Basement levels targeted at locals, visitors and office workers in the area.

This exclusive opportunity is situated within the heart of many of the economic growth areas of Aldgate, Whitechapel, Liverpool Street and Bishopsgate and adjacent to the Petticoat Lane Market and Lady Lane Market that opened in November 2019. These areas of East London are close to London’s key commercial zones in The City of London and Canary Wharf, leading to an influx of young professionals, and with it significant residential development and affluent spend potential.

There is a proposal to develop the local area to capitalise on the growing affluent population and visitor economy, where the local businesses have not maintained the pace with changing consumer needs in the past. The area development will improve the public realm, shopfronts, Petticoat Lane Street markets, signage and wayfinding, commercial waste management & recycling facilities and will place the Leyden Street toilet redevelopment at the forefront, providing a new co-working space and café.

Leyden Street forms a key nodal point in Tower Hamlets regeneration and Arts trial.

The space has its original Victorian features and a newly developed café and workspace will provide innovative accommodation with a unique history, and aim to bring the consumer offer in line with the current social trends and consumers’ demand for alternative spaces.



LOCATION

Leyden street is a pedestrianised street in the heart of East London, with good transport links from Liverpool street Station as well as Liverpool Street Underground, Aldgate and Aldgate East Stations.

This area is popular with tourists and the local population, and further benefits from the close proximity of Old Spitalfields Market, Petticoat Lane, and famous skyscraper- 30 St Mary Axe.

DESCRIPTION

The proposed Development of the Leyden Street WCs will provide accommodation suitable for leisure, workspace, gallery and events accommodation at basement level with potential café accommodation at street level benefiting from external seating in what will be newly pedestrianised public realm.

The landlord will undertake works to deliver the space in line with the specification to be agreed with an appropriate party.

TIMESCALES

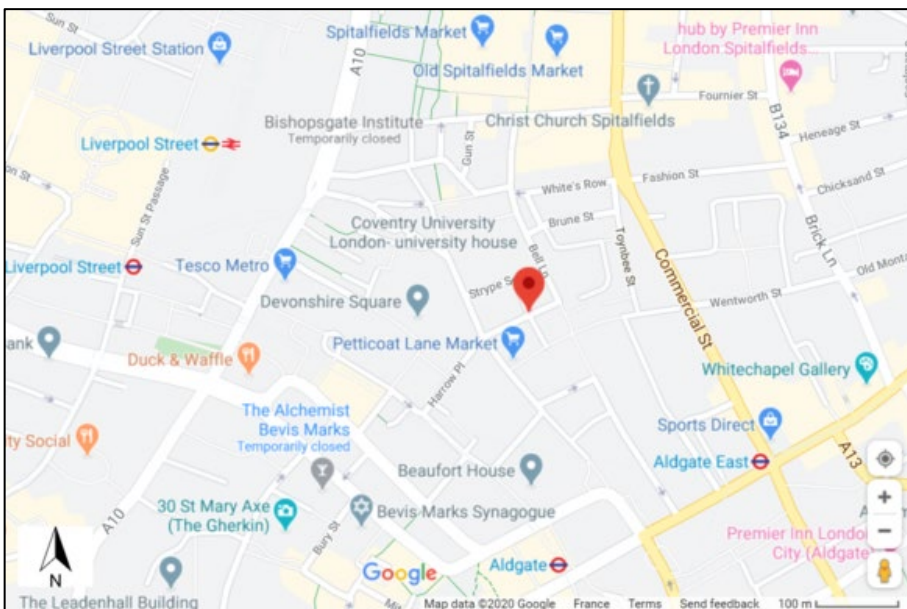
Design will be finalised with interested parties and programme agreed.

LEASE

10 years

RENT

Price on application.



For further information,
please contact:

Henry Foreman
07469 155716
henryforeman@fmx.co.uk

FMX for themselves and for the vendors or lessors of this property whose agents they are give notices that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permission for the use and occupation, and other details are given in good faith and are believed to be correct, but intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of FMX has any authority to make or give any representation or warranty whatsoever in relation to this property.