

20,000 - 170,000 SQ FT
GILLENDER STREET
BROMLEY-BY-BOW, E3 3LB

FOURTH MILL



UP TO 170,000 SQ FT

STORAGE
LIGHT INDUSTRIAL
STUDIO
EDUCATION
FILM
LEISURE
FINAL MILE DELIVERY
CONSOLIDATION DEPOT

FOURTH MILL

THE BUILDING



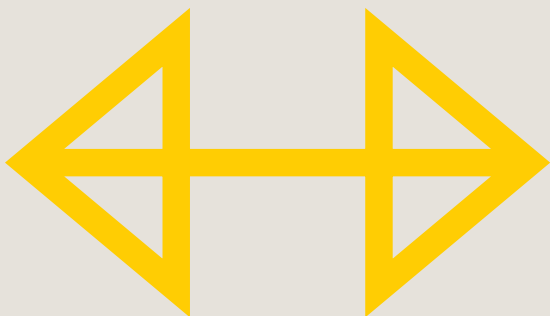
HERITAGE

1930s modernist warehouse on the former site of the Four Mills Distillery



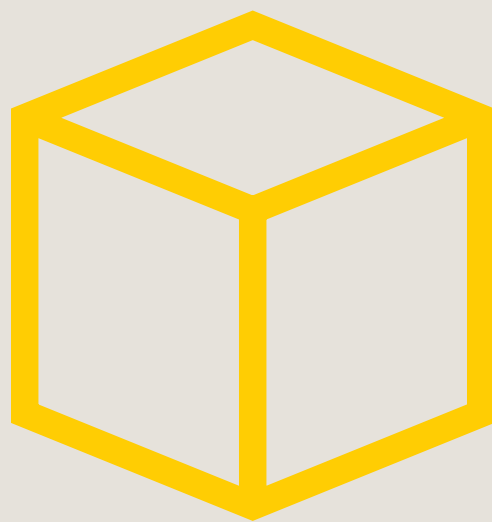
LANDMARK

Iconic multi-level warehouse with 53m road frontage and river frontage



SIZE

20,000 sq ft adaptable floor plates



VOLUME

5m clear height without mezzanines and 2.3m clear height with mezzanines



YARD

Self-contained secured yard space



FLEXIBILITY

Suitable for a range of occupiers



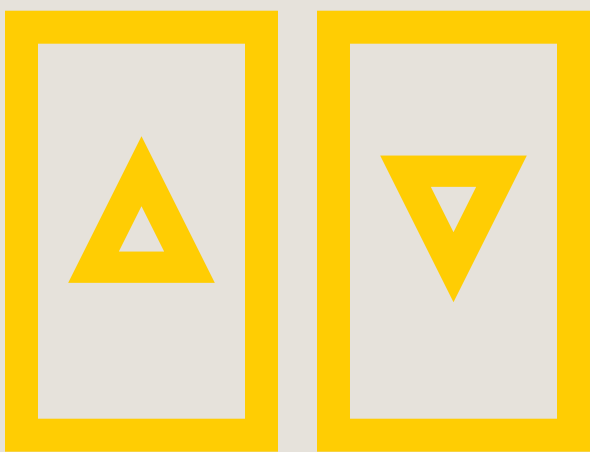
POWER

1.5 MVA (up to 5 MVA)



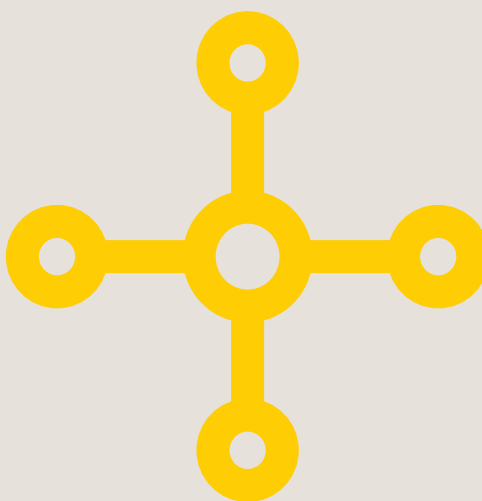
LOADING

2 existing loading bays (potential for more STP)



LIFTS

3 Goods lifts up to 2700 kg (additional lifts available STP)



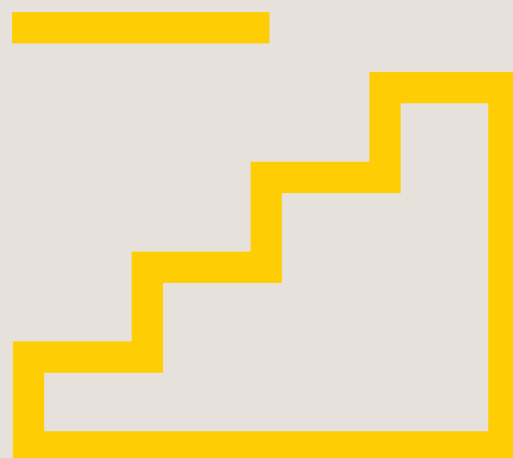
CONNECTIVITY

Direct access to the A12 and an 8 minute walk to Bromley-by-Bow Underground



CATCHMENT

A dense and growing population in Tower Hamlets



MEZZANINES

Existing storage mezzanine levels on three floors

INNER LONDON LOCATION



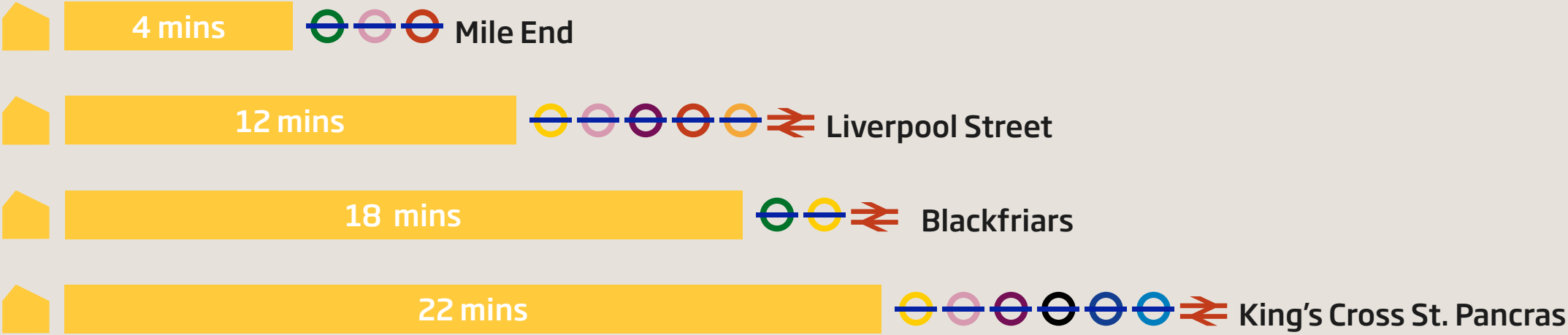
FOURTH MILL LOCATION

Fourth Mill is conveniently located in E3 within easy reach of the A12, A13, A406 North Circular, the City and Docklands.

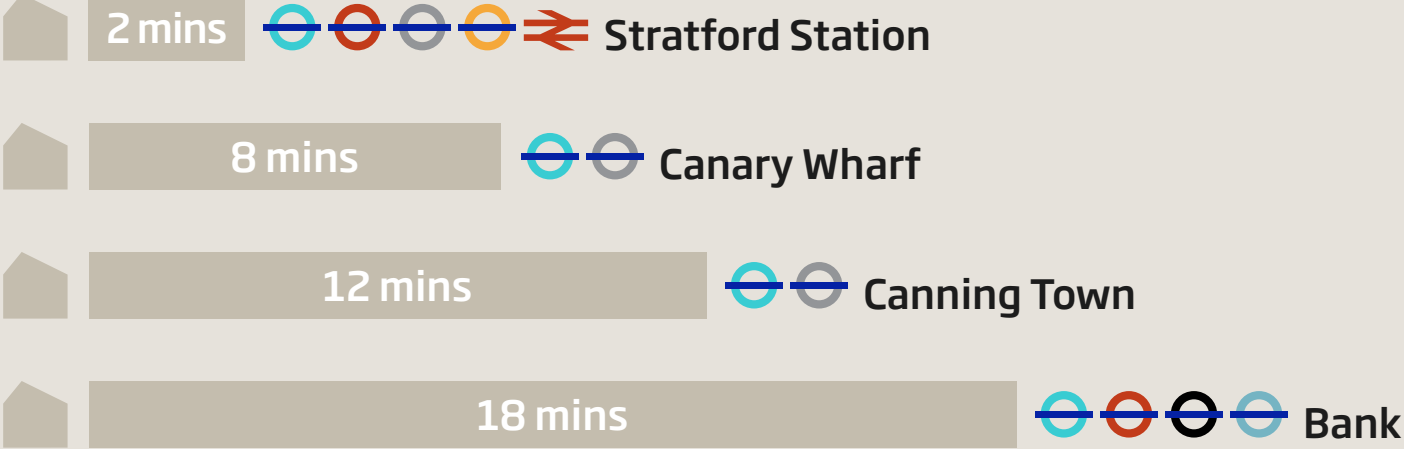


FOURTH MILL CONNECTIVITY

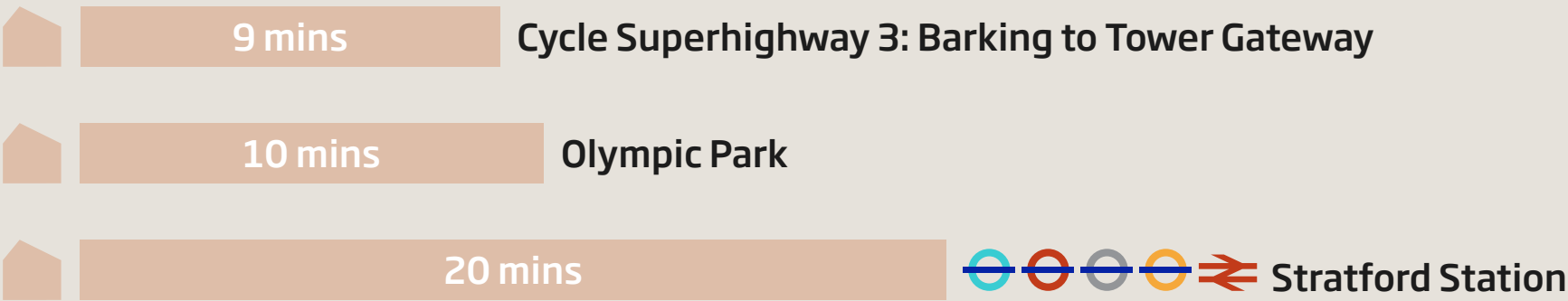
BROMLEY-BY-BOW District and Hammersmith & City line (8 min walk)



DEVONS ROAD DLR (8 min walk)



FOURTH MILL Cycle times



ROAD

Fourth Mill is easily accessed via Gillender Street, a road conveniently connected to the A12.

Central London	6.5 miles (10km)
M11	8 miles (13km)
M25	14 miles (22km)



PUBLIC TRANSPORT

Fourth Mill is well served by public transport, and is a short 8-minute walk away to Bromley-by-Bow Underground Station (TfL Travelcard Zone 2/3), from here you have access the District and Hammersmith & City lines, taking you into the city in just 12 minutes. Devons Road DLR station is also a nearby, 8-minute walk away. From here, you can get to Stratford station in 2 minutes or get to Canary Wharf in under 10 minutes.



BUS

Just 50 meters south of Fourth Mill, you'll find bus stop (BC), which is served by the D8 route. The route conveniently runs between Stratford and Isle of Dogs, via Bromley-by-Bow London Underground station, the Blackwall Tunnel and Canary Wharf station.

FOURTH MILL FLOOR PLANS

GROUND

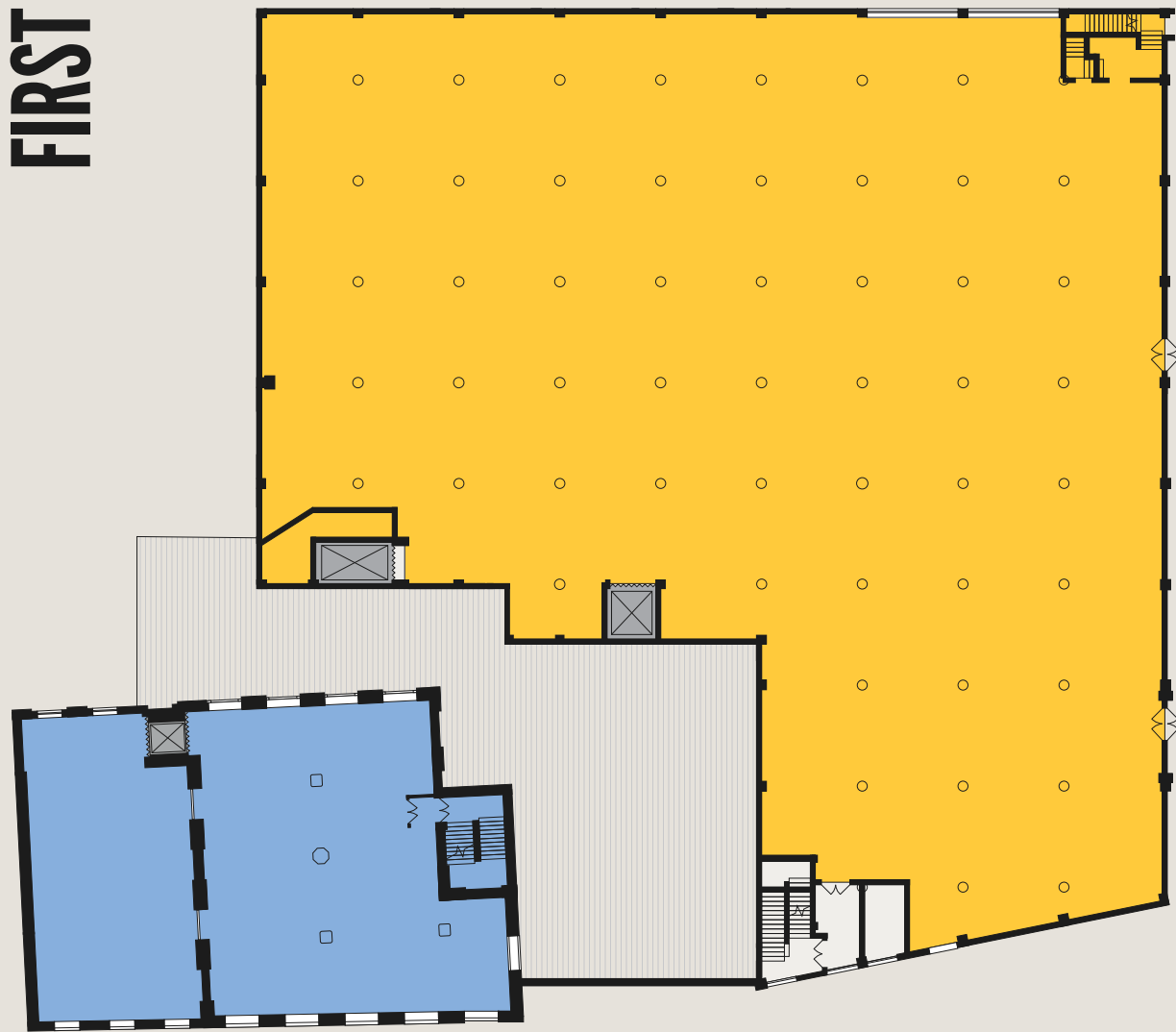


GILLENDER STREET

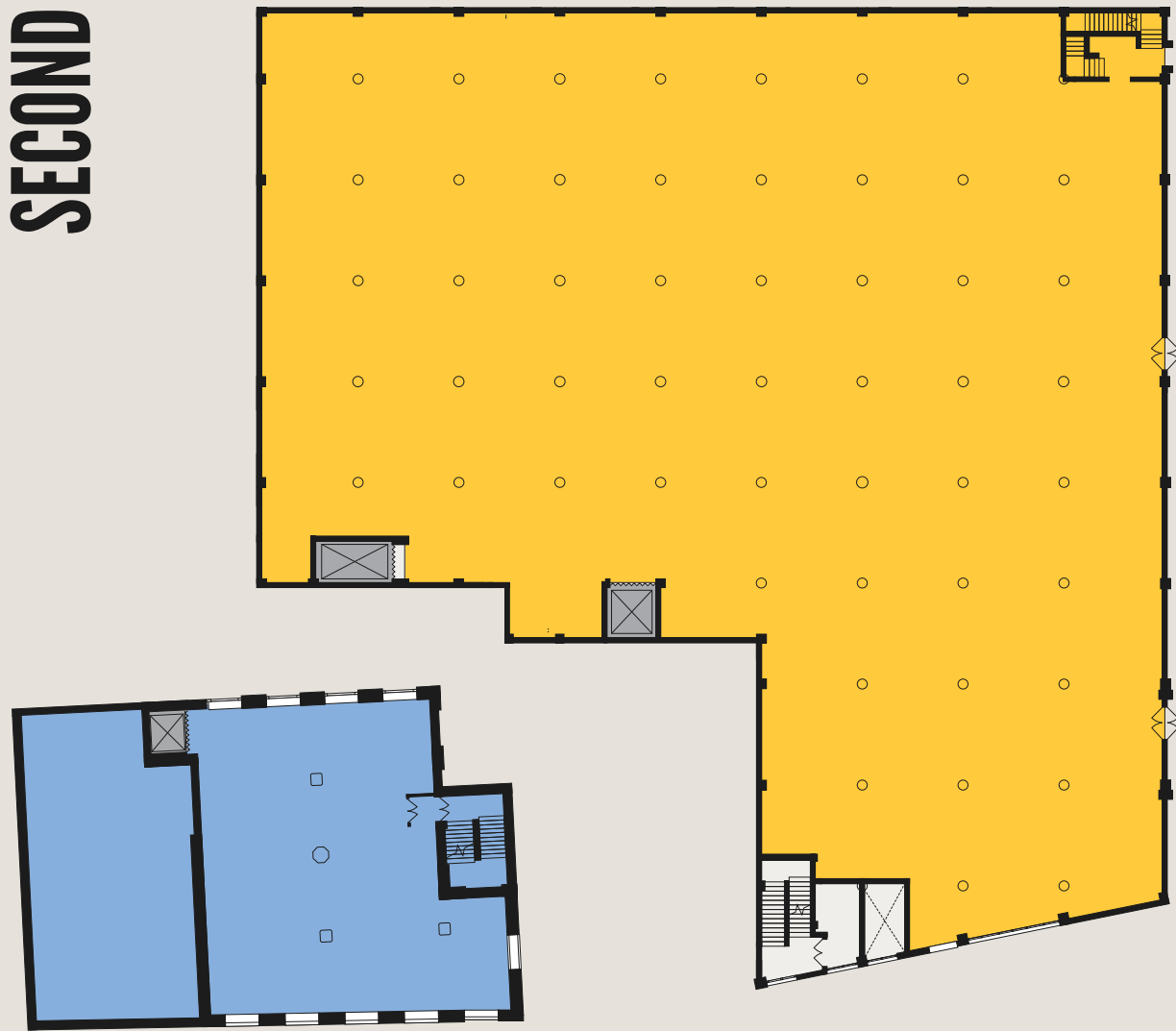
Key

- 23 Gillender Street
- 24 Gillender Street
- Servicing Area
- Yard
- Goods lift

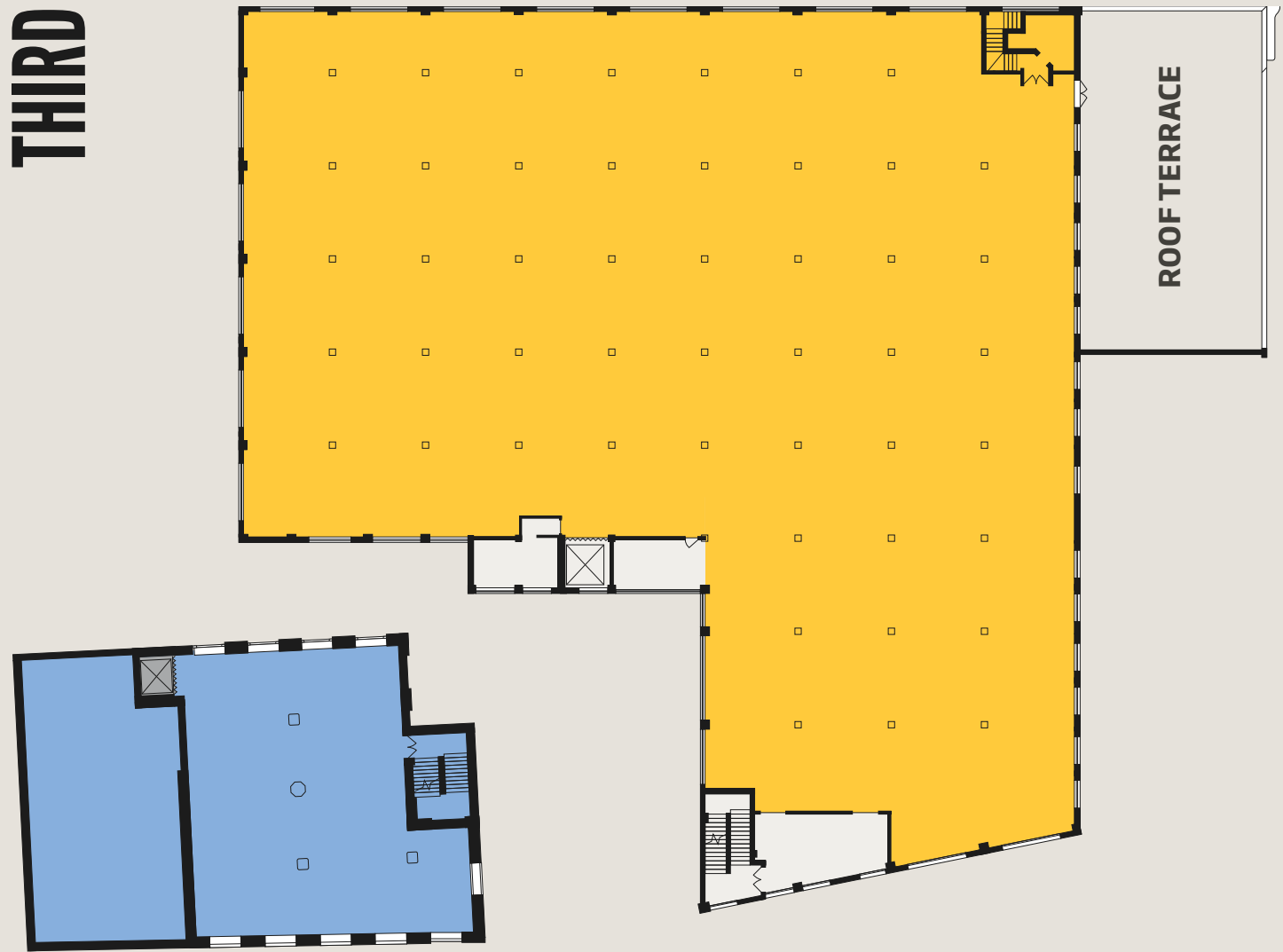
FIRST



SECOND

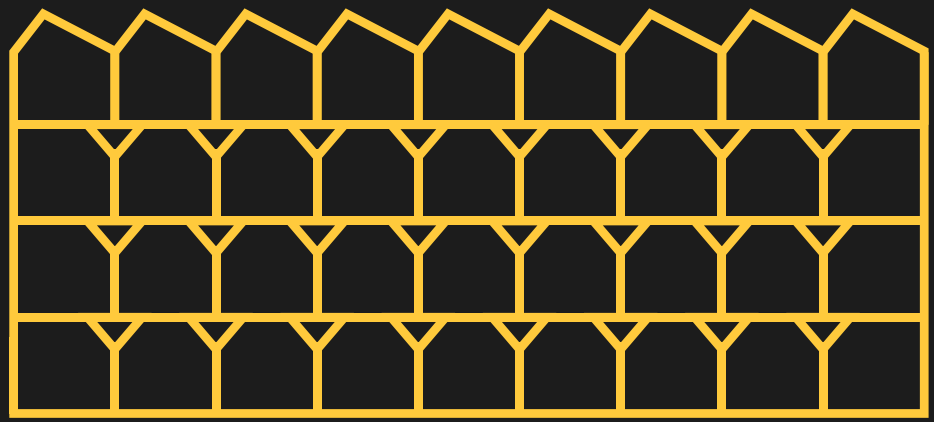


THIRD



Floor	23 Gillender St	24 Gillender St	Total
Ground	4,532	21,958	26,490
Ground Mezzanine	–	21,948	21,948
Level 1	4,607	21,991	26,598
Level 1 Mezzanine	–	21,948	21,948
Level 2	2,939	22,001	24,940
Level 2 Mezzanine	–	21,948	21,948
Level 3	3,208	21,915	25,123
TOTAL (Mezzanine)	15,285	153,708	168,993
TOTAL (No mezzanine)	15,285	87,866	103,150

Areas are Gross Internal Areas (sq ft)



FOURTH MILL

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