



The Green House

Space for Changemakers

Ethical Property

Getting here

- By Train:** 90m from Cambridge Heath Station (Trains from Liverpool Street/Enfield/Cheshunt)
- By Bus:** Cambridge Heath Stop P (30m) – D6, 106, 254, N253, 388, L3
- By Tube:** 644m from Bethnal Green Station (Central Line)
- By Bike:** Pritchard's Road and York Hall, Bethnal Green have bike for hire docking stations

The Green House
244-254 Cambridge Heath Road
London E2 9DA

For sales enquiries contact:
thegreenhouse@ethicalproperty.co.uk / 01865 207 810



The Green House is a fantastic new Centre in Bethnal Green, owned and managed by The Ethical Property Company, one of the UK's leading social businesses, owning and/or managing a total of 22 Centres across England, Scotland and Wales, and providing office, meeting, event and retail space to over 1000 organisations each year.

Our vision is to provide affordable workspace for up to 50 organisations with a shared commitment to social change, including charities, community organisations and social businesses.

What's included?

Free to use meeting rooms on a fair usage basis

- 3 large meeting rooms (c 50 m² – suitable for up to 35 people)
- 2 medium meeting rooms (c 19 m² – suitable for up to 12 people)
- 5 small meeting rooms (c 10 m² – interview room)

Break out/ communal space

There are tea-points on every floor including a sink, microwave and fridge. Break out spaces with tables and seating create informal hubs on every floor. The 4th floor also has a roof terrace with a great view!

Facilities

- 3 showers, including 1 fully accessible shower
- 70+ bike racks
- 2 passenger lifts serving every floor
- Server room
- Fully accessible throughout
- Accessible toilet on each floor
- Baby changing facilities in each accessible toilet
- Tenant access 24/7 throughout the year
- Communal photocopier, shredder and franking machine situated on ground floor
- Secure storage for tenants' post



IT and Phones

We provide a VoIP phone system, allowing for flexibility of extensions/data connections, with phone extensions available at rate of 1:7m². There is also a 100 MB bearer, expandable to 1,000 MB if required. Private internet capacity is available at additional cost. Wi-Fi is available throughout the building.

Maintenance, Management & Services

On-site there is a Property Management Team and a Staffed Reception (during Office Hours) as well as cleaners for office space and communal areas.



Sustainable Features

The Green House has a BREEAM 'excellent' rating. We have managed to do this by optimising the building form with a double skin façade facilitating an acoustic, thermal buffer and natural ventilation, as well as installing photo-voltaics on the roof.

We also maximise the use of passive energy by using existing thermal mass and reduce unnecessary waste of energy by using daylight linked and absence detection lighting controls.

The concrete frame was retained in order to minimise waste, pollution and reduce carbon emissions that usually occur through demolition. Waugh Thistleton added a new six-storey rear extension built from prefabricated CLT and glulam, reducing the building's carbon footprint.

As a result, over 1,600 tonnes of CO₂ were saved during the build which is a huge saving compared to traditional forms of construction.

*Please visit
www.ethicalproperty.co.uk/the-green-house
for more information*

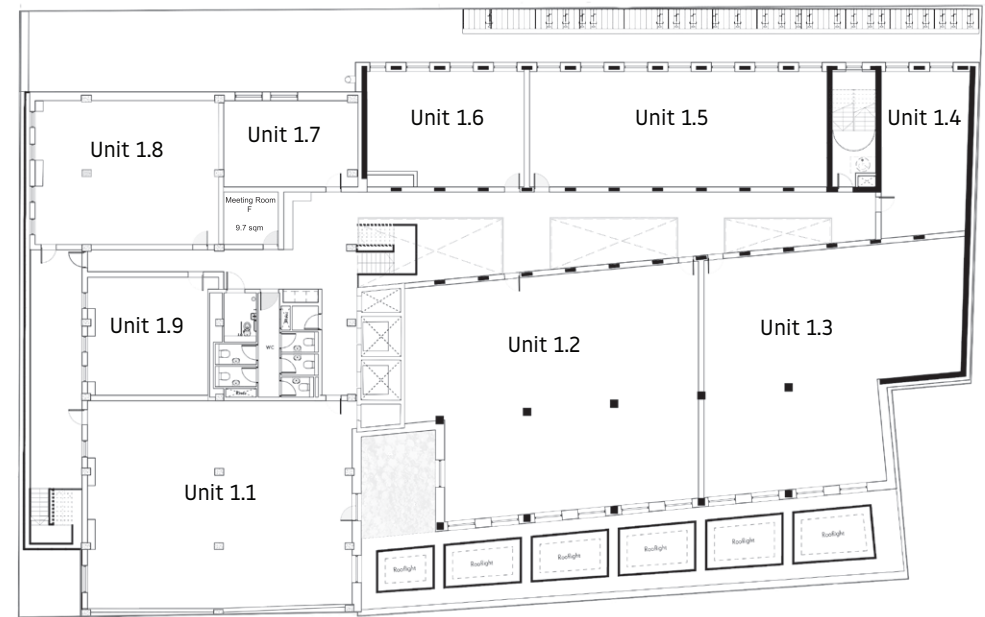
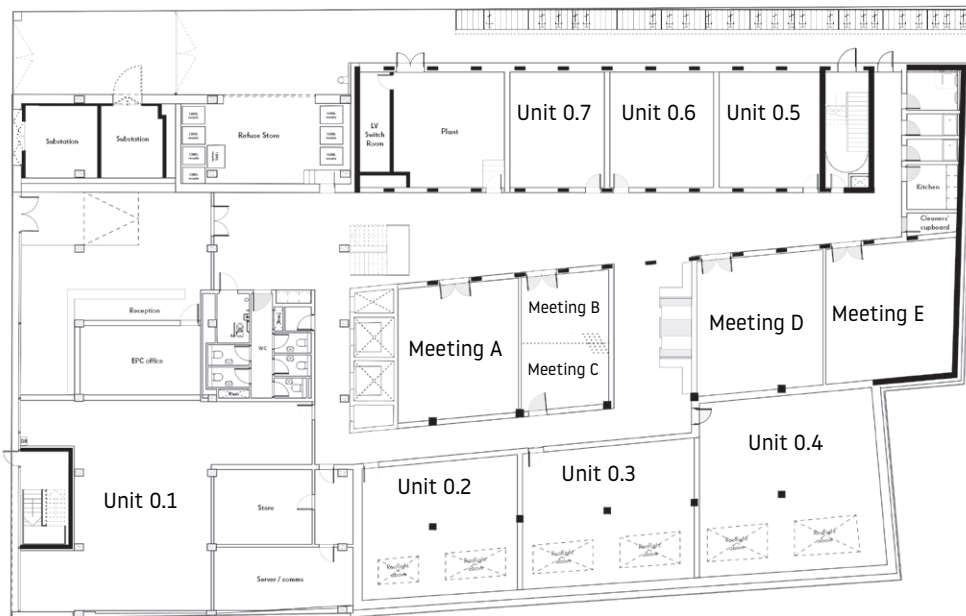


Ground floor

Unit No.	Unit Size (in m ²)
0.1	126
0.2	68
0.3	75
0.4	101
0.5	29
0.6	47
0.7	45

First floor

Unit No.	Unit Size (in m ²)
1.1	171
1.2	209
1.3	167
1.4	44
1.5	109
1.6	57
1.7	36
1.8	74
1.9	48



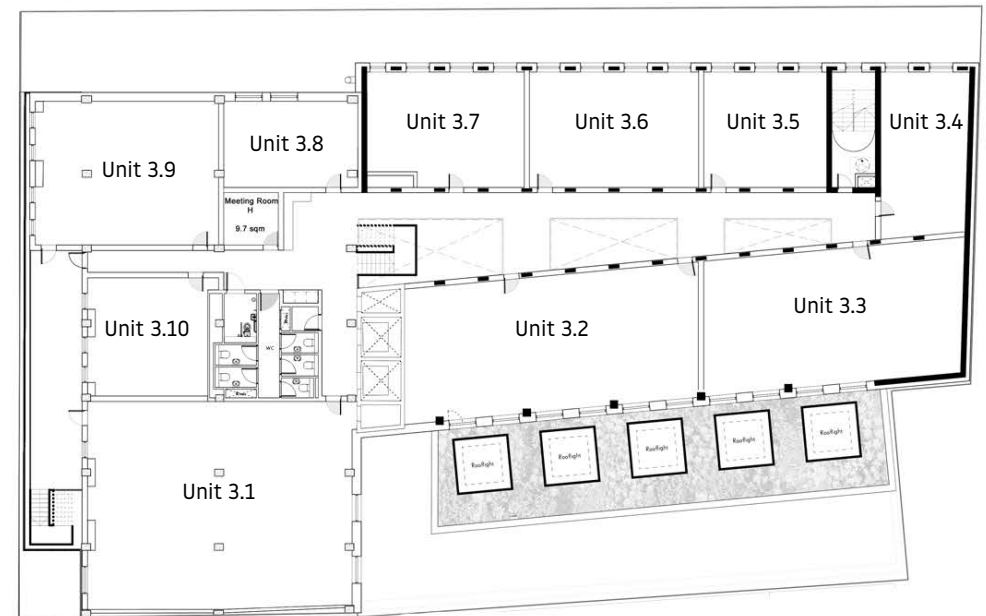
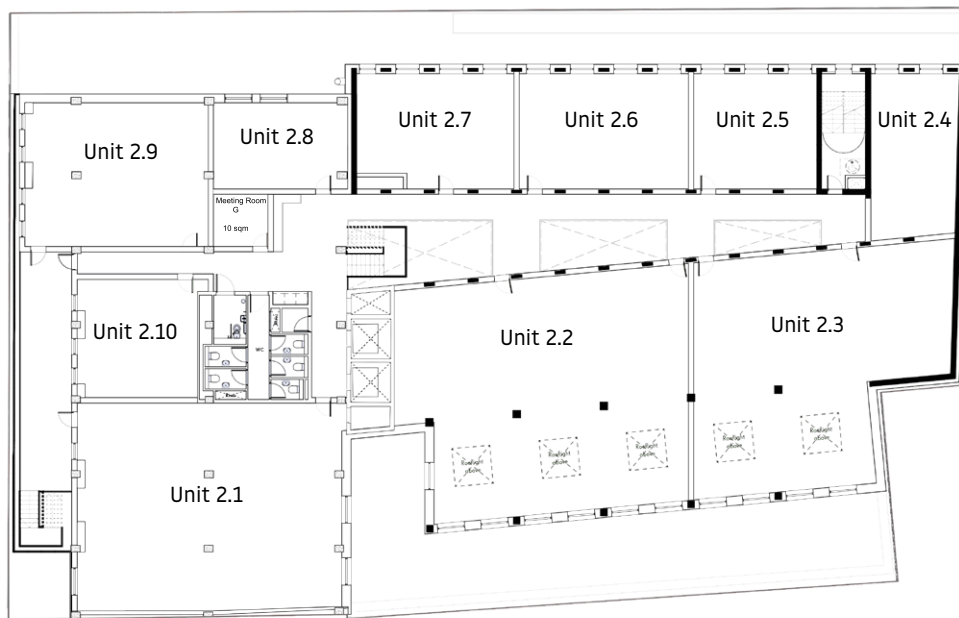
Phase 1 Phase 2

Second floor

Unit No.	Unit Size (in m ²)
2.1	171
2.2	210
2.3	167
2.4	43
2.5	44
2.6	31
2.7	89
2.8	37
2.9	75
2.10	48

Third floor

Unit No.	Unit Size (in m ²)
3.1	171
3.2	126
3.3	110
3.4	44
3.5	45
3.6	63
3.7	57
3.8	36
3.9	75
3.10	48



Phase 1

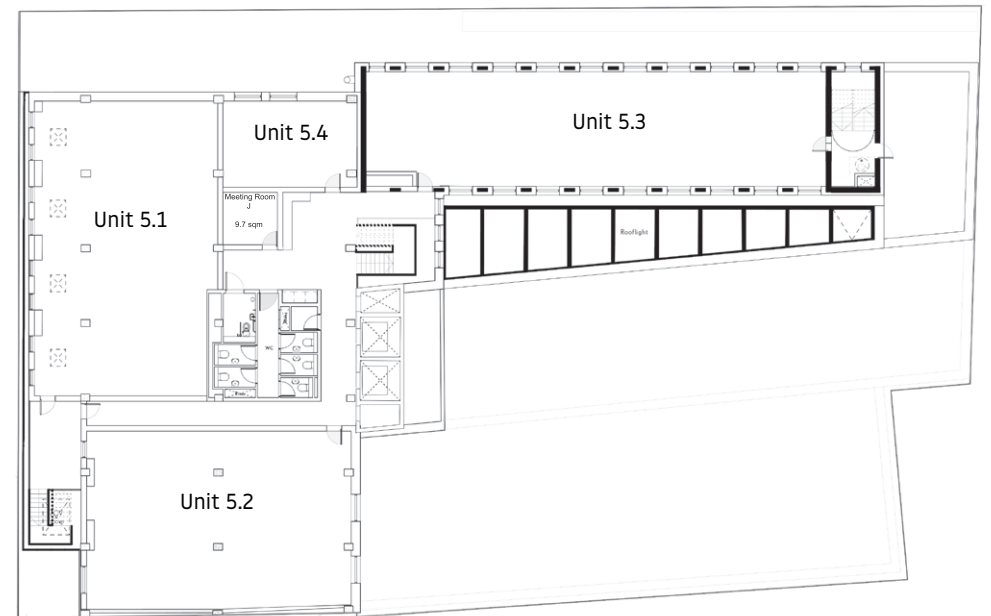
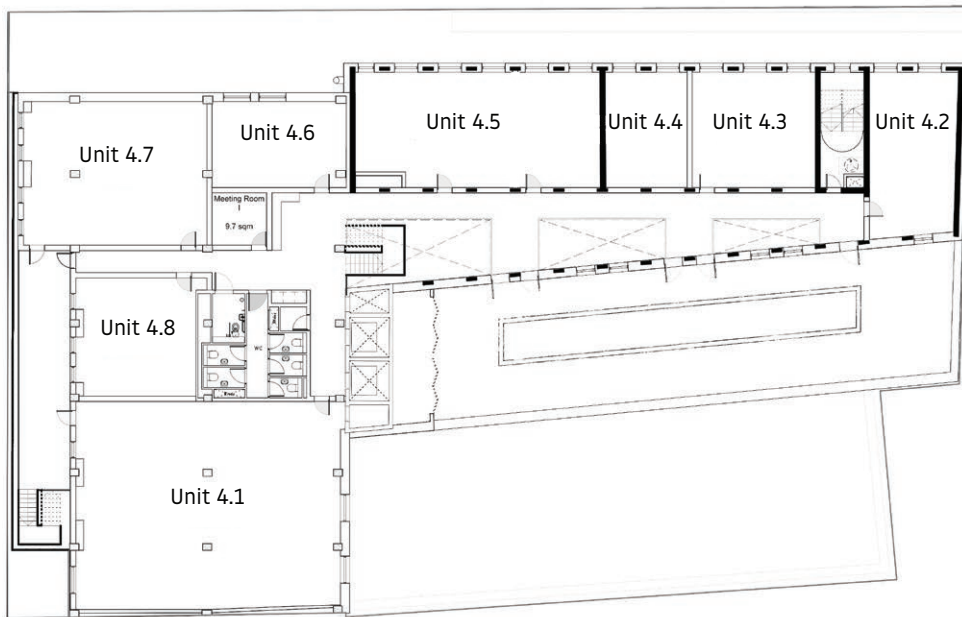
Phase 2

Fourth floor

Unit No.	Unit Size (in m ²)
4.1	171
4.2	44
4.3	46
4.4	32
4.5	89
4.6	36
4.7	75
4.8	48

Fifth floor

Unit No.	Unit Size (in m ²)
5.1	156
5.2	149
5.3	165
5.4	36



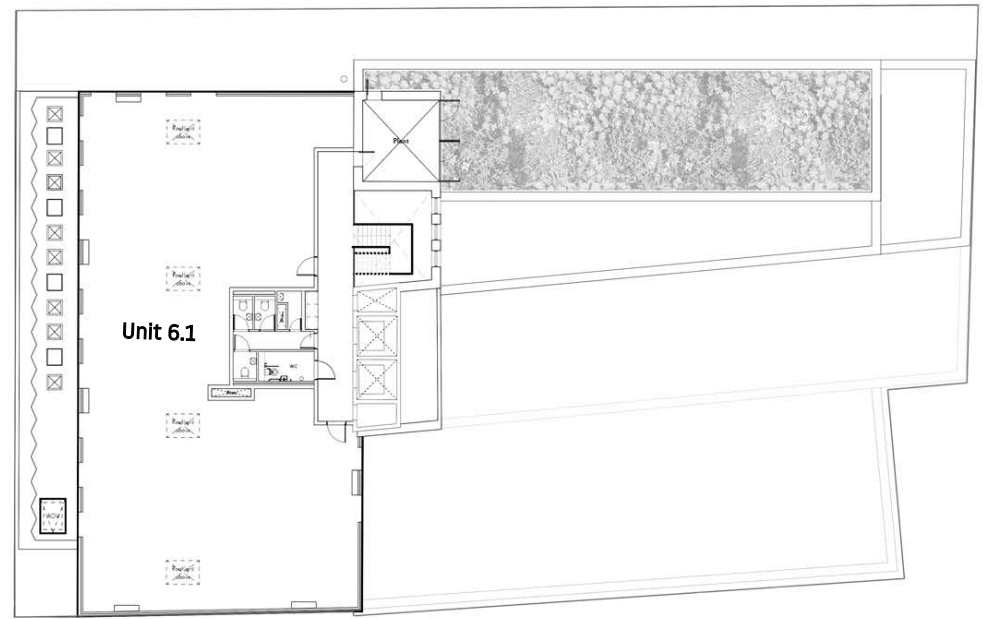
Phase 1

Phase 2

Sixth floor

Unit No.	Unit Size (in m ²)
6.1	340

Phase 1 Phase 2



Price list

Unit Size (in m ²)	Unit No.	Price pcm excl. VAT	Unit Size (in m ²)	Unit No.	Price pcm excl. VAT	Unit Size (in m ²)	Unit No.	Price pcm excl. VAT
29	Sold	£1,281	48	Sold	£2,070	123	Sold	£5,412
30	Sold	£1,340	48	4.8	£2,070	126	0.1	£5,562
35	Sold	£1,570	57	Sold	£2,450	147	Sold	£6,472
35	Sold	£1,570	61	Sold	£2,674	153	Sold	£6,735
44	Sold	£1,949	68	Sold	£3,004	165	Sold	£7,267
44	Sold	£1,949	74	Sold	£3,272	167	Sold	£7,346
44	Sold	£1,949	74	Sold	£3,250	171	Sold	£7,522
45	Sold	£2,002	74	Sold	£3,272	171	1.1	£7,522
46	Sold	£2,019	75	Sold	£3,290	171	2.1	£7,522
47	Sold	£2,077	86	Sold	£3,786	171	3.1	£7,522
47	Sold	£2,077	101	0.4	£4,445	171	4.1	£7,522
48	Sold	£2,099	109	Sold	£4,788	210	Sold	£9,214
48	Sold	£2,099	110	Sold	£4,828	210	Sold	£9,214
						340	Sold	£14,945

The building is registered for VAT and all quoted costs will incur VAT where applicable

All costs cover maintenance and management of the centre, reception services, access to meeting rooms, office services such as cleaning, utilities, waste, recycling, fire and security provision, and broadband access.

Tenants are responsible for the payment of business rates, contents insurance, phone lines, phone calls and the use of the communal photocopier and franking machine.

If you have any questions regarding the new office space please contact our Sales team:

Ella Walker-Winslow ella.walkerwinslow@ethicalproperty.co.uk
02035 596 100

Catherine Bhailligh-Sander catherine.sander@ethicalproperty.co.uk
01865 403 315