

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

# FOURTH MILL





UP TO 170,000 SQ FT

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



# FOURTH MILL THE BUILDING



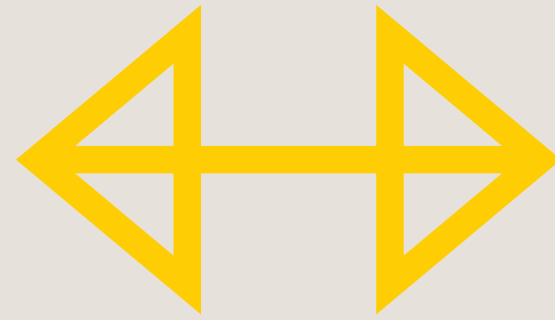
## HERITAGE

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



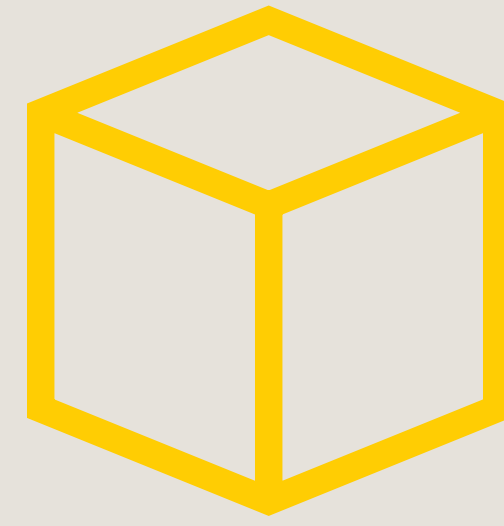
## LANDMARK

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



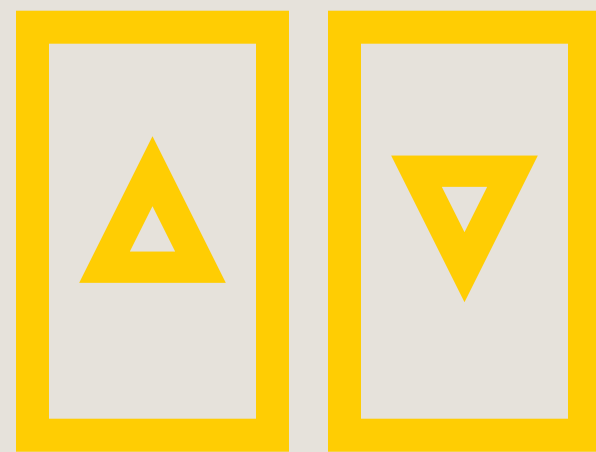
## POWER

1.5 MVA (up to 5 MVA)



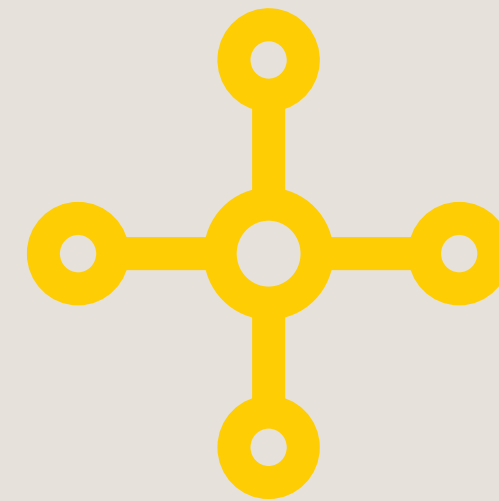
## LOADING

2 existing loading bays (potential for more STP)



## LIFTS

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



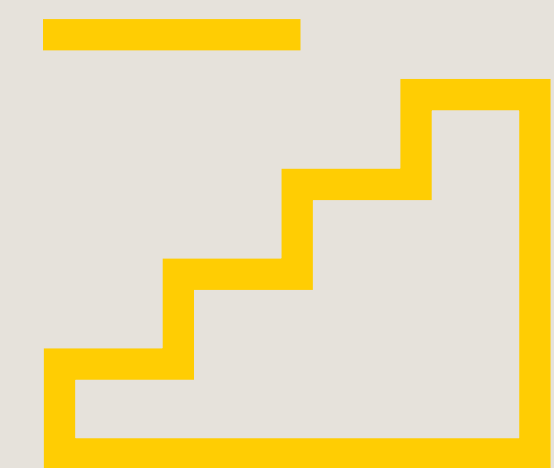
## CONNECTIVITY

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





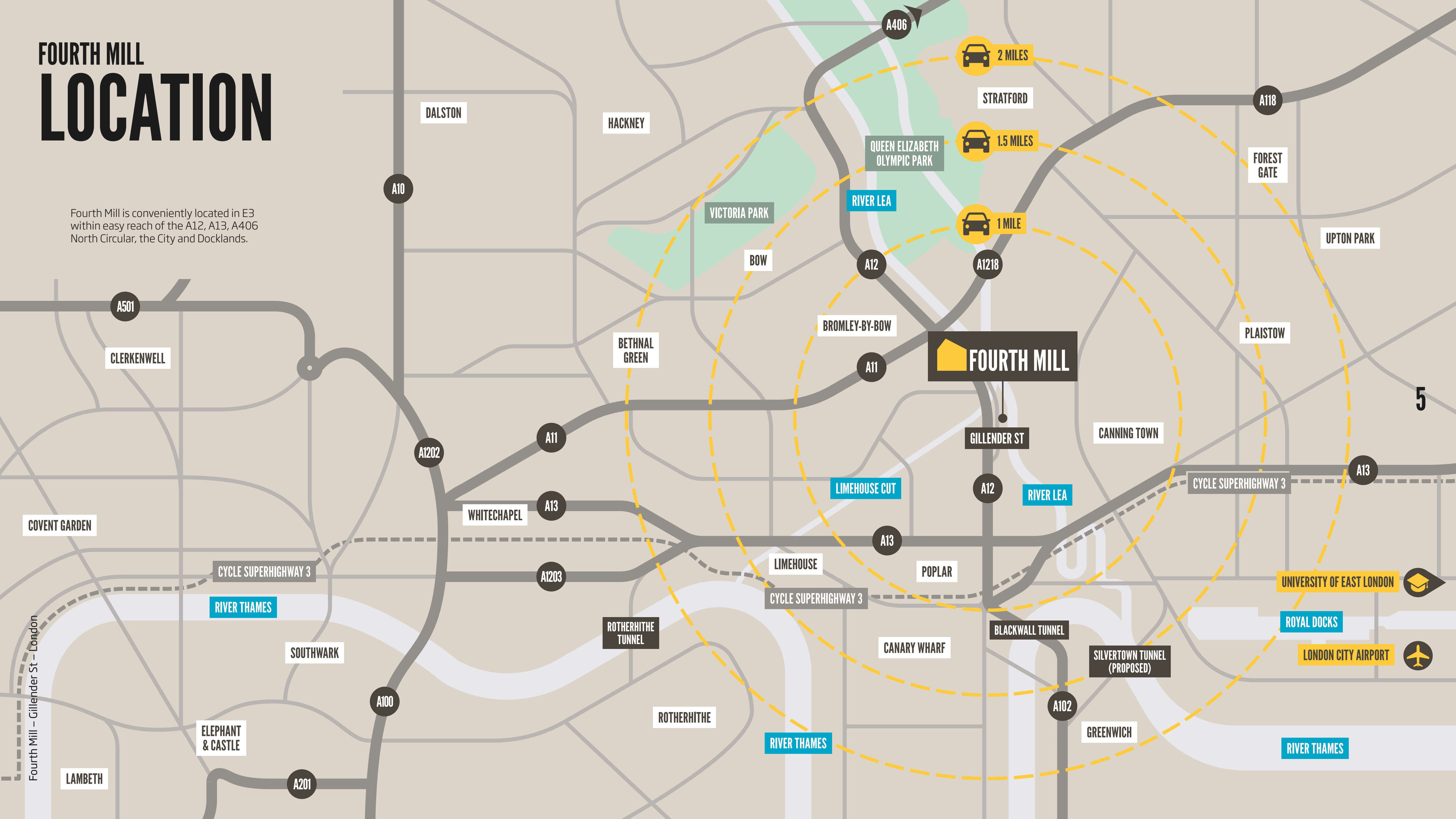
Fourth Mill – Gillender St – London

# INNER LONDON LOCATION



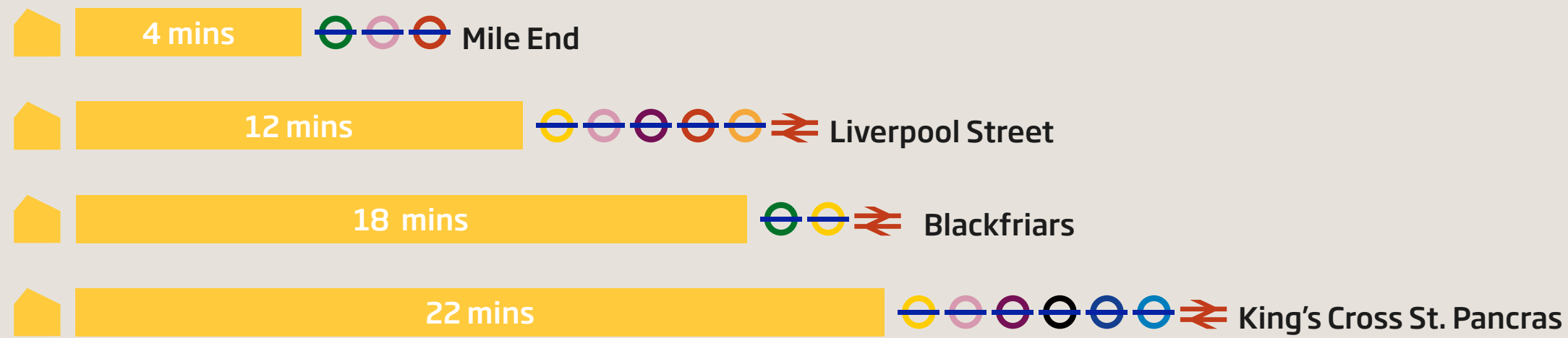
# FOURTH MILL LOCATION

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

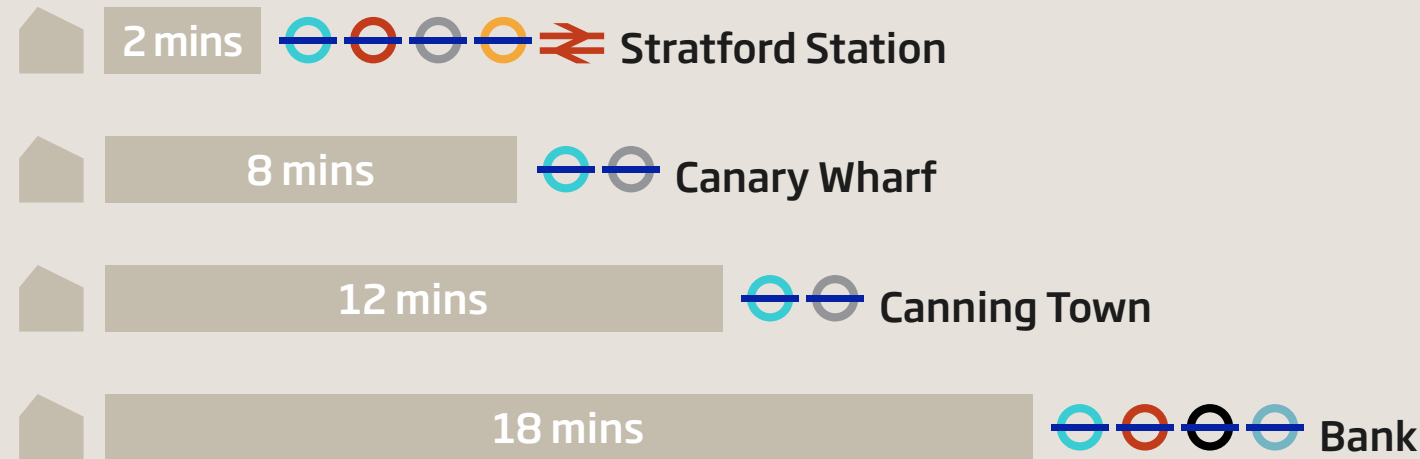


# FOURTH MILL CONNECTIVITY

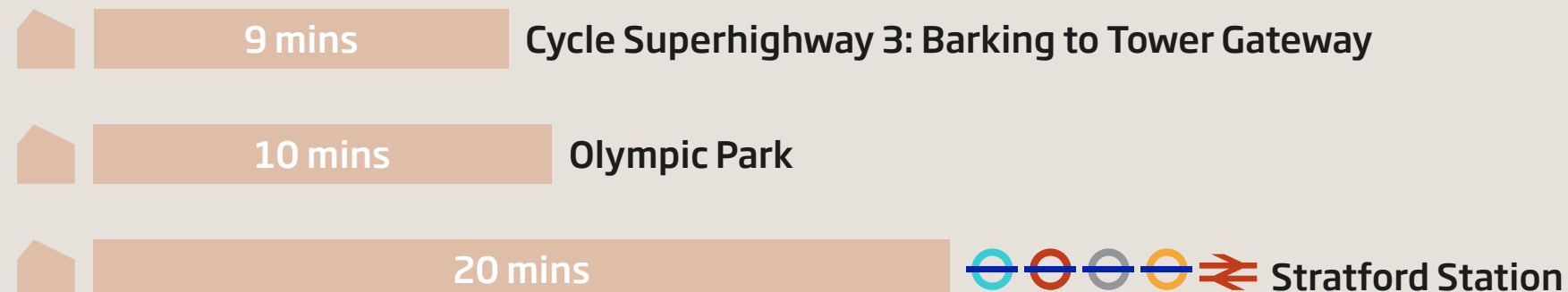
## **BROMLEY-BY-BOW** District and Hammersmith & City line (8 min walk)



## **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

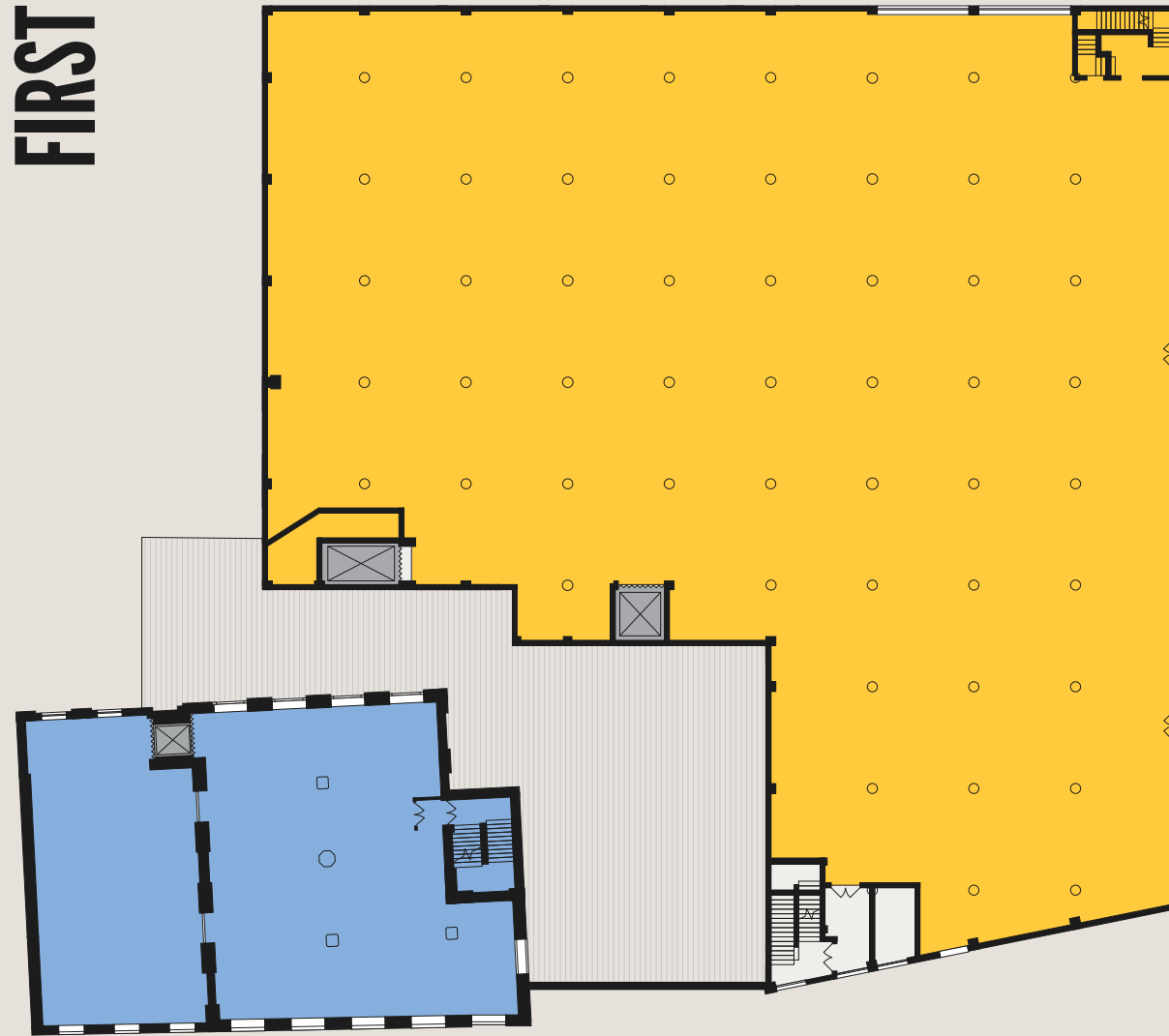
Just 50 meters south of Fourth Mill, you'll find bus stop (BC), which is served by the D8 route. The route conveniently runs between Stratford and Isle of Dogs, via Bromley-by-Bow London underground station, the Blackwall Tunnel and Canary Wharf station.

# FOURTH MILL FLOOR PLANS

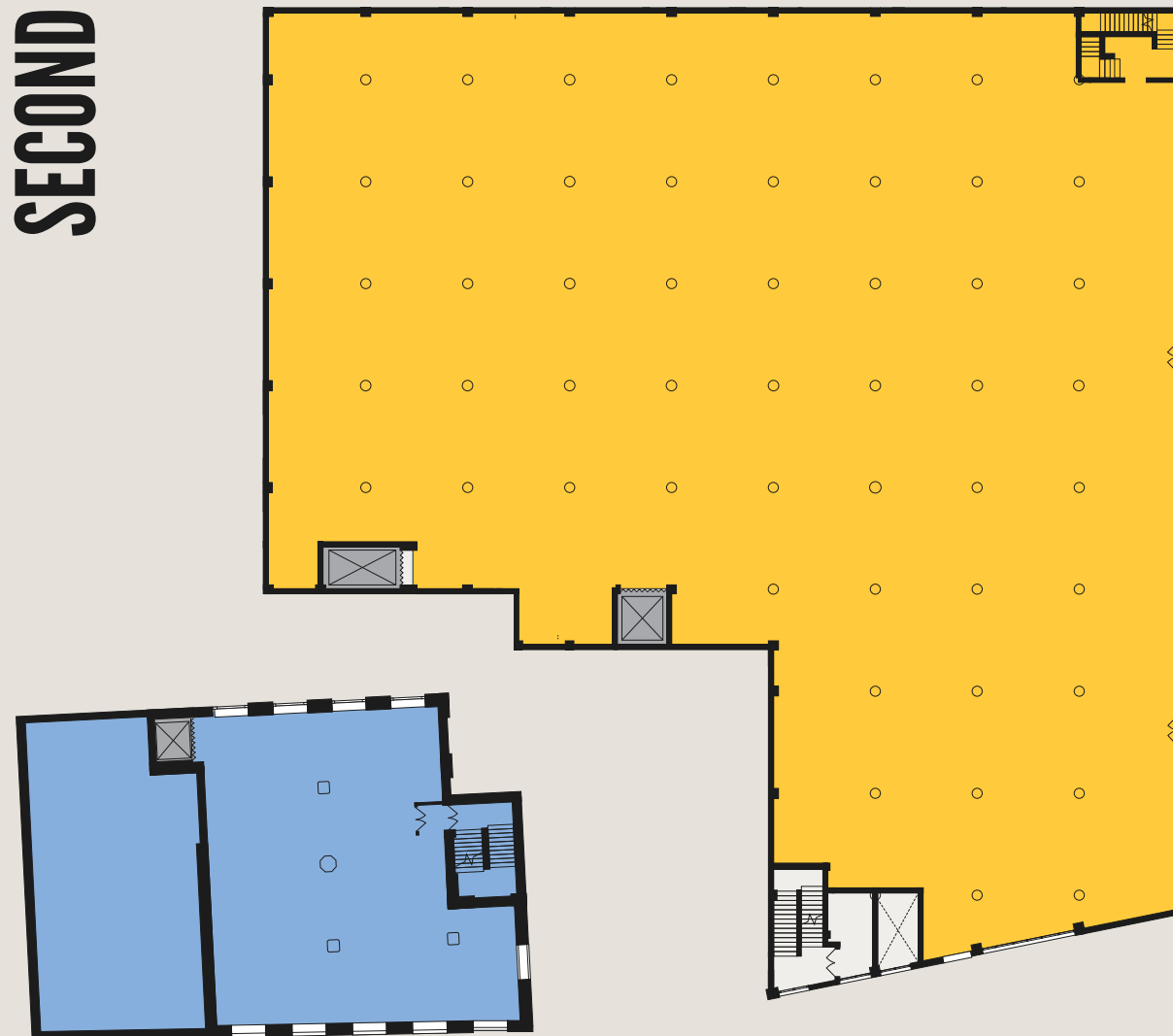
GROUND



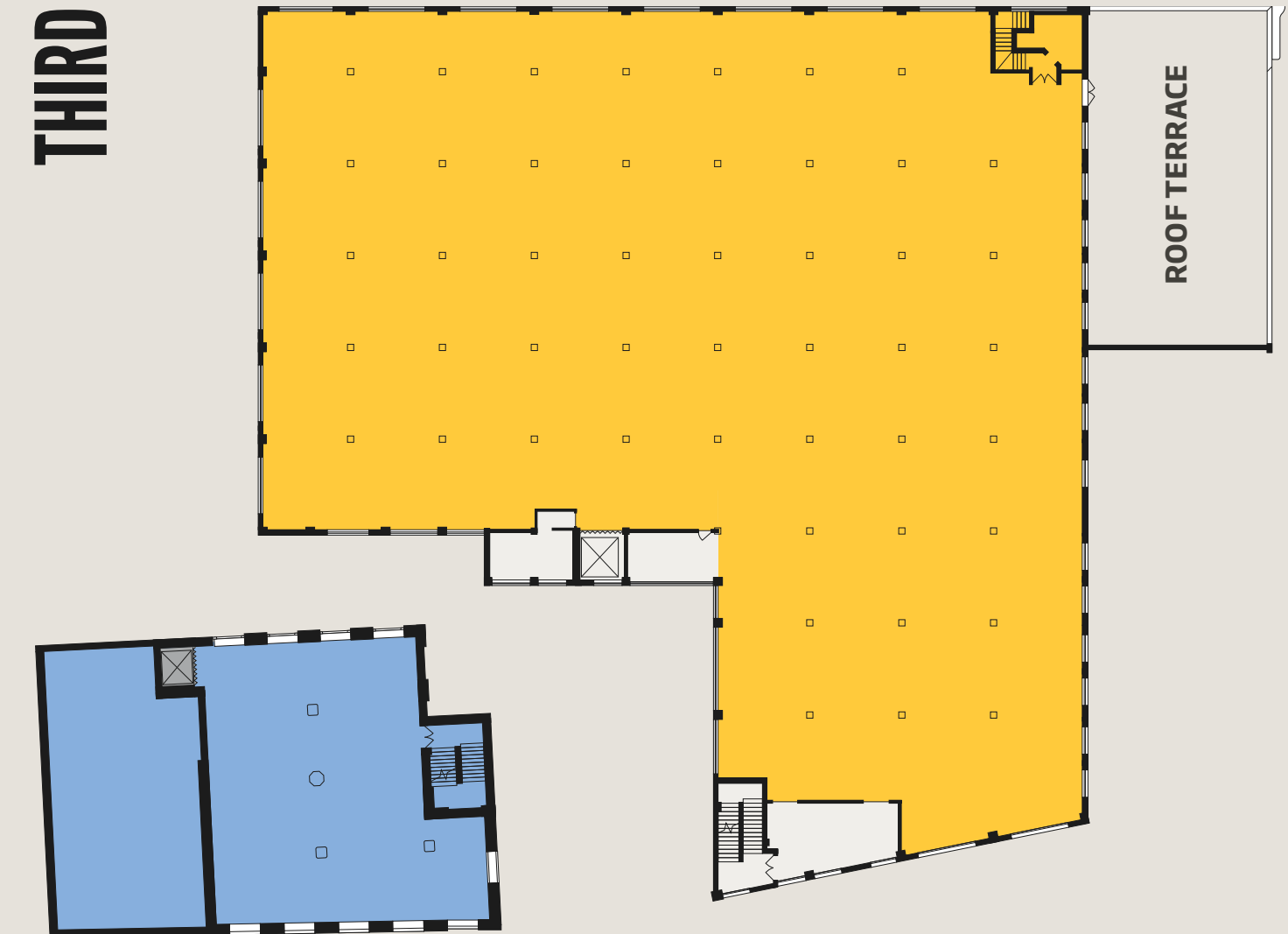
FIRST



SECOND



THIRD

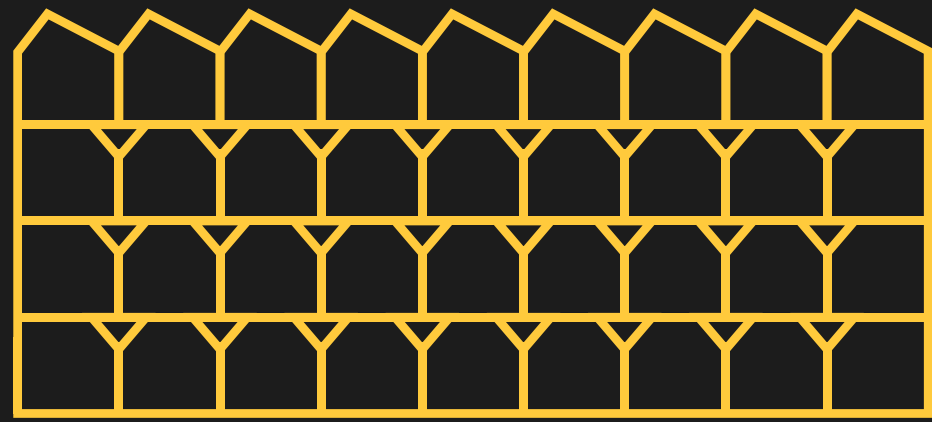


Floor	23 Gillender St	24 Gillender St	Total
Ground	4,532	21,958	26,490
Ground Mezzanine	-	21,948	21,948
Level 1	4,607	21,991	26,598
Level 1 Mezzanine	-	21,948	21,948
Level 2	2,939	22,001	24,940
Level 2 Mezzanine	-	21,948	21,948
Level 3	3,208	21,915	25,123
<b>TOTAL (Mezzanine)</b>	<b>15,285</b>	<b>153,708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

Areas are Gross Internal Areas (sq ft)

Key

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



# FOURTH MILL

# ENQUIRIES

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