

TWENTY EIGHT

COMMERCIAL • ST



Investment Summary

Freehold

A modern, self-contained office building in the heart of Spitalfields

Moments from Spitalfields Market, Brick Lane and Shoreditch's creative district, with Liverpool Street and Aldgate East stations providing access to the Underground, Elizabeth line and National Rail.

Designed by Platform 5 Architects and completed in 2019, the property provides 11,692 sq ft / 1,086 sq m (NIA) of Class E accommodation across lower ground, ground and four upper floors

BREEAM 'Excellent' and EPC A rated

Annual rent of £359,700 per annum with a WAULT to break of 1.24 & a WAULT to expires of 2.70 years

Offers are invited in excess of £5,750,000 (Five Million Seven Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT — reflecting a capital value of £491 per sq ft



20 Fenchurch Street

22 Bishopsgate

The Barbican

30 St Mary Axe

  Liverpool Street

 Fenchurch Street

 Aldgate

 Aldgate East

Old Spitalfields Market

Commercial Street

Brick Lane



Location

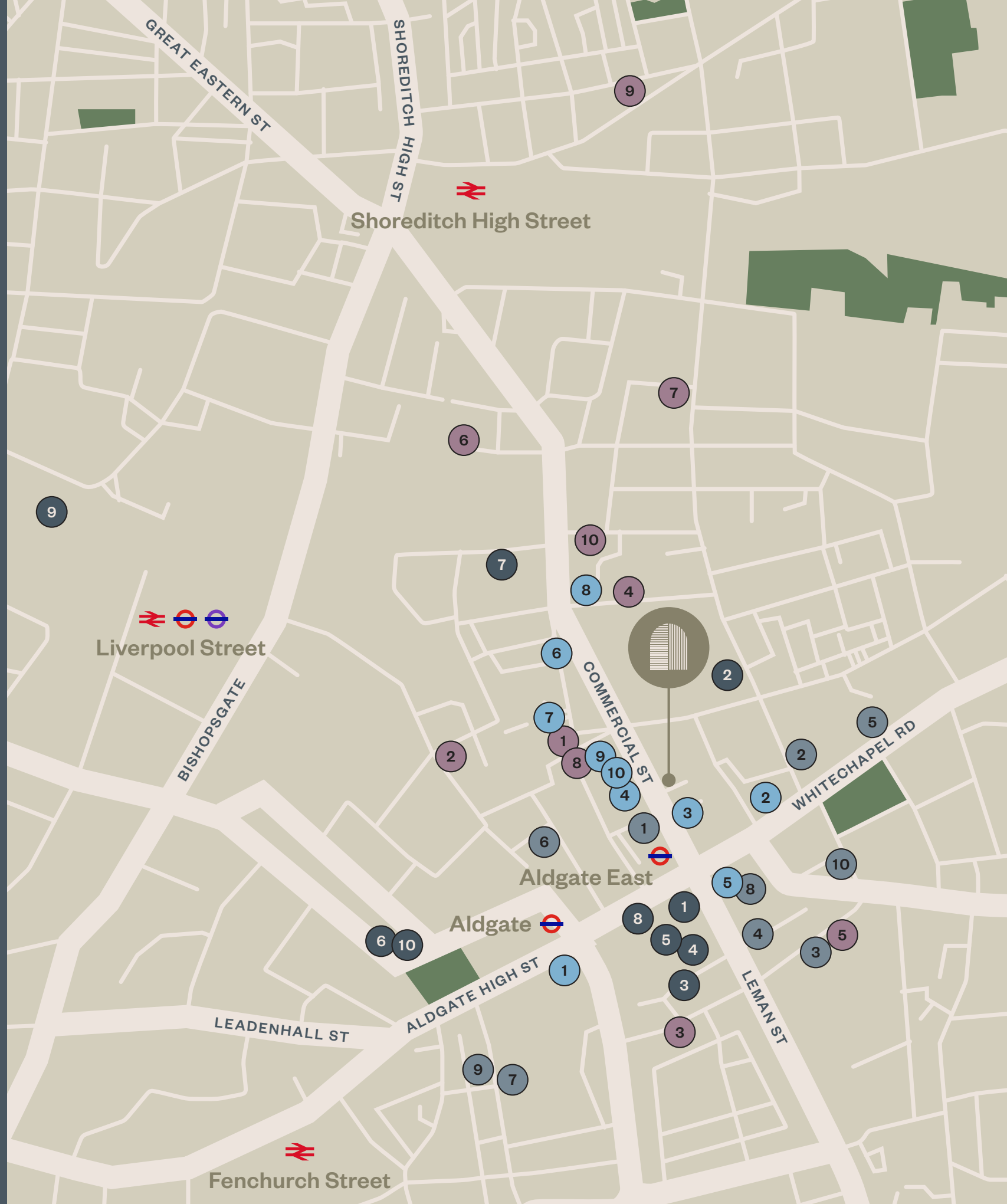
28 Commercial Street occupies a prominent position on the eastern side of Commercial Street, close to the junction with Fashion Street and just a short walk from the vibrant Spitalfields Market.

The immediate area forms part of the creative neighbourhoods of Shoreditch and Brick Lane. The building sits within the wider Toynbee Hall complex, with the open space of Mallon Gardens adjacent to the building and the Grade II Listed Toynbee Hall itself.

Commercial Street is a lively, characterful thoroughfare lined with historic warehouses, contemporary developments, independent retailers and acclaimed food and beverage operators. It sits a short walk from Old Spitalfields Market, one of London's best-known cultural and leisure destinations.

1. The Truman Brewery
2. Truman Brewery Food Market
3. Lokanta 82
4. Whitechapel Gallery
5. Brick Lane
6. Whitechapel High Street
7. Spitalfields Market





Local Amenities

Office Occupiers

1. Uber
2. Sky
3. BT Group
4. WeWork
5. AECOM
6. Softcat
7. Starling Bank
8. Pay UK
9. UBS
10. Clyde & Co

Food and Drink

1. Pret a Manger
2. Costa Coffee
3. Bento Bab
4. Hare & Tortoise
5. Ara Restaurant
6. FOAMO Coffee
7. Porter & Reid
8. SUBA Spitalfields
9. YUU Kitchen Spitalfields
10. WA Cafe

Fitness and Leisure

1. ELYSIUM Gym
2. F45 Training Liverpool Street
3. Anytime Fitness Aldgate
4. Mission
5. CrossFit Aldgate
6. Spitalfields Market
7. Brick Lane Vintage Market
8. Petticoat Lane Market
9. Rich Mix Arts Centre
10. Christ Church Spitalfields

Hotels

1. Ibis London City
2. Hampton by Hilton London City
3. Premier Inn London City (Aldgate)
4. Leman Locke Aldgate
5. Hyatt Place London City East
6. Travelodge London City
7. Motel One London
8. Clayton Hotel City of London
9. Hotel Indigo London – Aldgate
10. The Gate Aparthotel



Connectivity

Commercial Street offers exceptional connectivity at the heart of a vibrant City-fringe location.

Liverpool Street, Aldgate East, and Shoreditch High Street Stations are all within a short walking distance, providing rapid access to the Elizabeth, Central, Circle and Hammersmith & City, Metropolitan, and Overground lines.

A decade of sustained investment and infrastructure upgrades has transformed the area into a sought-after business destination, with excellent transport links and a strong retail and leisure offer.

Station Walking Times


Aldgate East
2 MINS


Aldgate
7 MINS


Liverpool Street
10 MINS

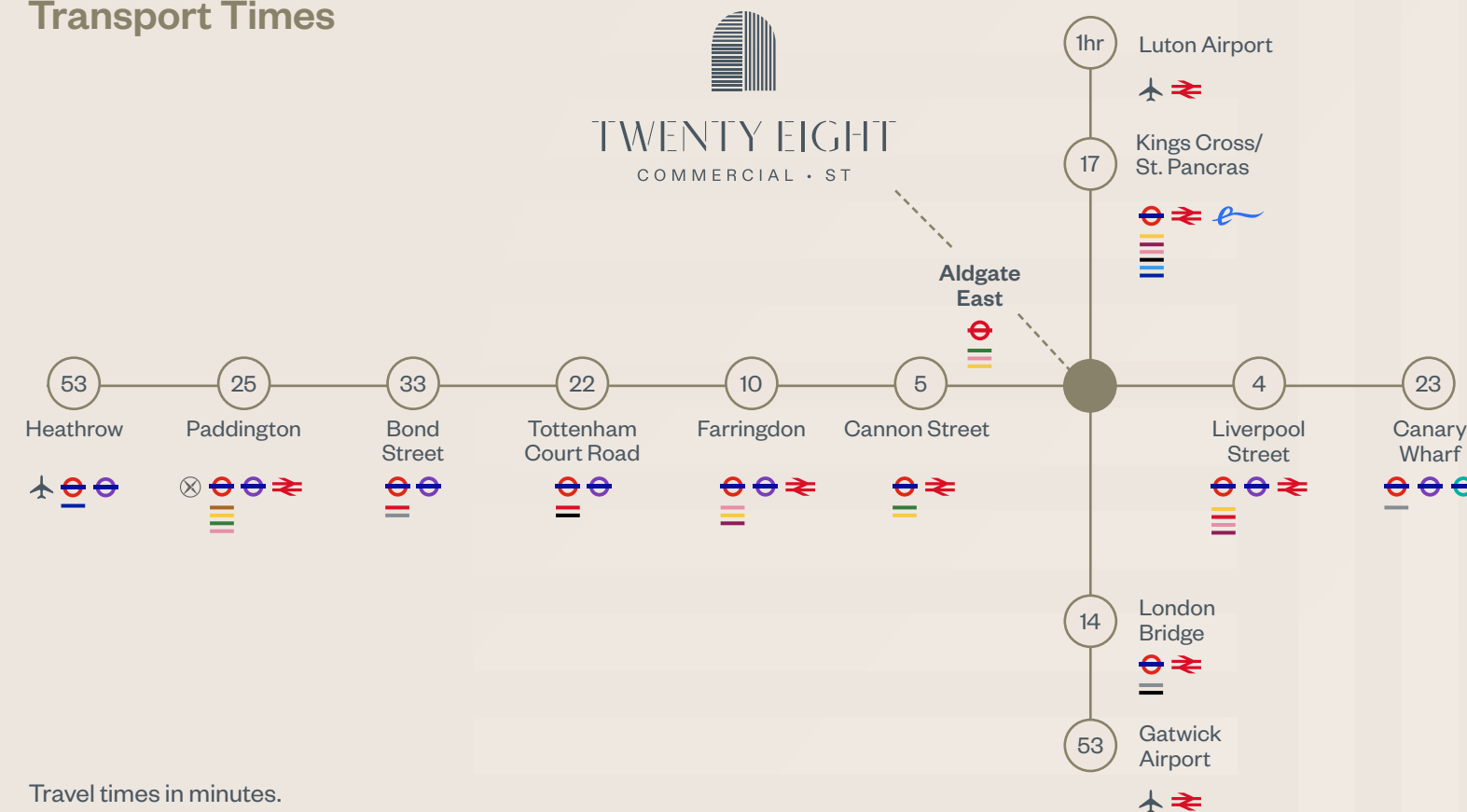

Shoreditch High Street
13 MINS


Fenchurch Street
13 MINS


Whitechapel
15 MINS

Travel times from 28 Commercial Street

Transport Times







The Building

Completed in 2019 and designed by Platform 5 Architects, 28 Commercial Street is an award-winning office building. The building is configured to provide 11,692 sq ft of high quality space across lower ground, ground and four upper floors accessed via a generous reception.



2.9m floor to ceiling



Exposed services



Metal tile raised floor



LED Lighting



VRF Air-Conditioning



8 pp Passenger Lift



Photovoltaic panels
producing 8,641 kWh pa



EPC A



BREEAM Excellent



Tenancy Schedule

Floor	Tenant	NIA (sq m)	NIA (sq ft)	Lease Commencement	Break Date	Lease Expiry	Passing Rent (pax)	Passing Rent (per sq ft)	LLTA
4th	Association of Charitable Foundations	175.8	1,892	28/09/2023	—	27/08/2026	£96,000*	£50.74	Outside
3rd	VACANT	194.2	2,090	N/A	—	N/A	—	—	—
2nd	Meytis UK	209.1	2,251	02/01/2025	02/01/2028	01/01/2030	£111,450	£49.51	Outside
1st	Meytis UK	213.9	2,302	02/01/2025	02/01/2028	01/01/2030	£109,000	£47.35	Outside
Reception	—	33.1	356	—	—	—	—	—	—
Grd	Toynbee Hall	99.4	1,070	TBC	—	31/03/2027	peppercorn	—	—
LG	Toynbee Hall	160.7	1,730	TBC	31/03/2028	29/09/2030	£43,250	£25.00	—
Total		1,086.2	11,692	—	—	—	£359,700	—	—

* Inclusive of service charge



Accommodation

The property has been measured by Stirling Temple in accordance with the RICS Code of Measuring Practice (6th Edition) and offers the following Net Internal areas.

Measured survey can be provided on request

Schedule of areas

Floor Level	NIA (m ²)	NIA (ft ²)	GIA (m ²)	GIA (ft ²)
Fourth Level	175.8	1,892	232.2	2,499
Third Level	194.2	2,090	251.2	2,704
Second Level	209.1	2,251	266.3	2,866
First Level	213.9	2,302	266.6	2,870
Ground Level	99.4	1,070	142.3	1,532
Ground Reception	33.1	356		
Lower Ground	160.7	1,730	246.1	2,649
Total	1,086.2	11,692	1,404.7	15,120

*A copy of the measured survey is available on request.



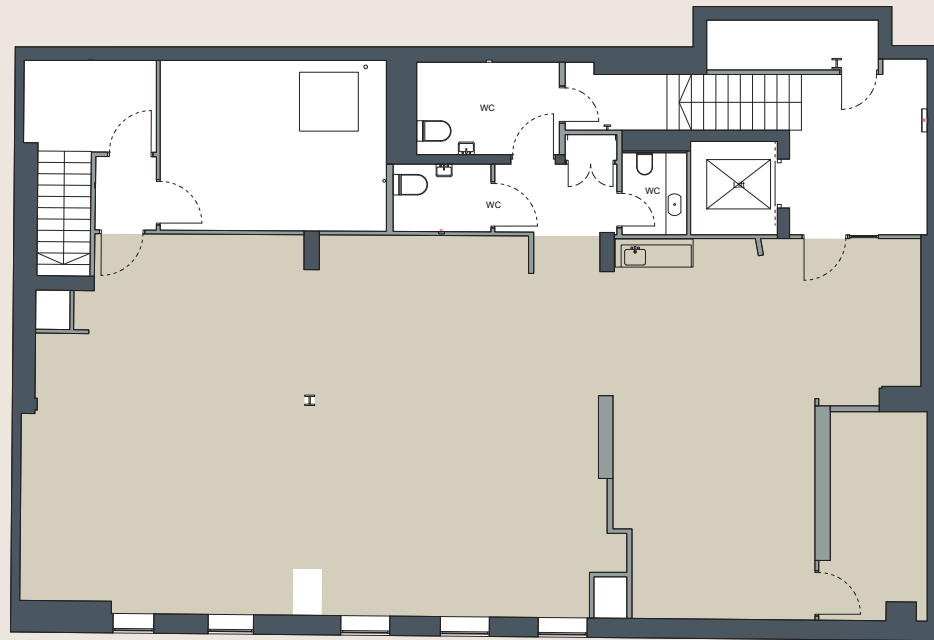
Floor Plans

Not to scale. Indicative only & subject to planning.

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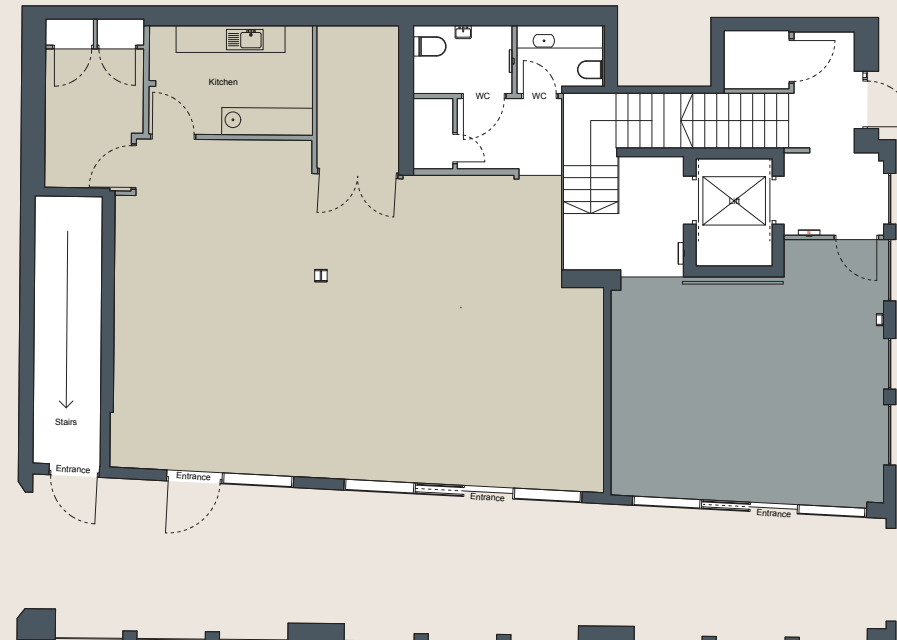
Lower Ground

1,730 SQ FT / 160.7 SQ M



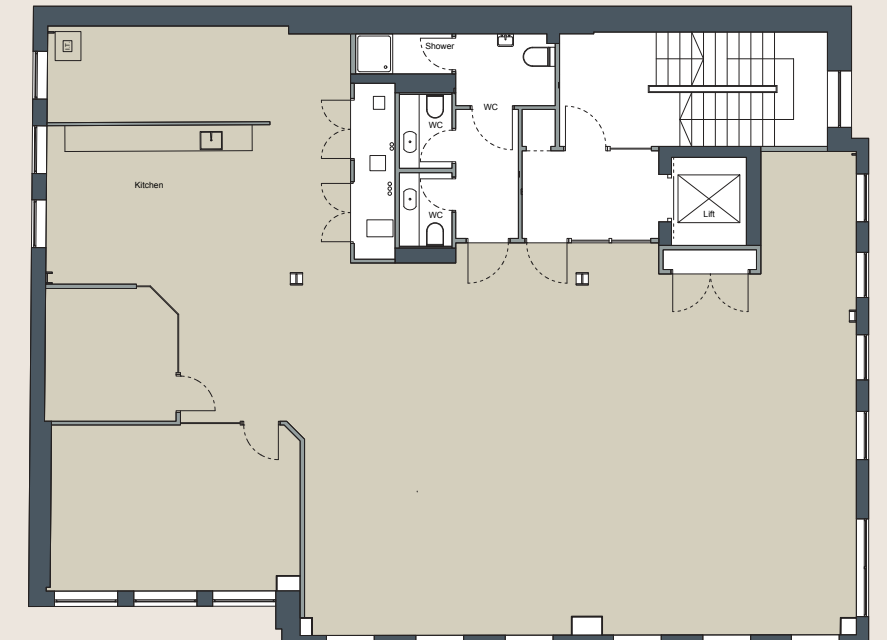
Ground

1,070 SQ FT / 99.4 SQ M



Typical Upper Floor

2,090 SQ FT / 194.2 SQ M



Key

● Reception ● Office ● Core



Tenure

Freehold, subject to the occupational leases set out in the Tenancy Schedule on page 9.



Not to scale. Indicative only & subject to planning.





Further Information

Planning

Situated in the London Borough of Tower Hamlets.
The property is not located within a conservation area.

EPC

EPC rating of A. Certificate available on request.

VAT

The property is elected for VAT. The transaction is anticipated to be treated as a transfer of going concern (TOGC).

Dataroom

Access to the data room is available upon request.

Anti Money Laundering

A successful bidder will be required to provide anti-money laundering information in accordance with HMRC regulations.

Proposal

Offers are invited in excess of £5,750,000 (Five Million Seven Hundred & Fifty Thousand) for the freehold interest subject to contract and exclusive of VAT. This reflects a capital value of £491.

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