

A MIXED-USE CENTRAL LONDON REPOSITIONING OPPORTUNITY

101

COMMERCIAL ROAD

WHITECHAPEL | LONDON | E1 1RD



EXECUTIVE SUMMARY

- Freehold site totalling 0.1 hectares (0.24 acres).
 - Situated prominently on Commercial Road in the heart of East London, within the London Borough of Tower Hamlets.
 - Approximately 0.3 miles to Aldgate East Station providing access to the traditional City Core and 0.5 miles from Whitechapel Underground station.
 - Superb transport connections, including Circle, Hammersmith & City and District Underground lines; Elizabeth (Crossrail) services; Overground links; and multiple bus routes.
 - Existing building comprises 33,051 sq ft (3,071 sq m) GIA and 27,127 sq ft (2,520 sq m) NIA of commercial accommodation (offices and F1 educational) arranged over basement, ground and three upper floors.
 - Outstanding potential for conversion to residential (C3) and not located in an Article 4 zone, full educational (F1) or potentially other alternative uses, subject to planning and any other necessary consents.
 - The building is currently multi-let to 10 tenants producing a rental income of £208,653 per annum.
 - Vacant possession of the ground floor and above floors is possible within 6 months.
 - Offers are sought for the freehold interest on a wholly unconditional basis.
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WHITECHAPEL

WHITECHAPEL IS ONE OF CENTRAL LONDON'S MOST DYNAMIC GROWTH AREAS, DRIVEN PRIMARILY BY THE OPENING OF THE NEW ELIZABETH LINE STATION IN 2022, LOCATED JUST AN EIGHT-MINUTE WALK FROM 101 COMMERCIAL ROAD.

The area is experiencing ongoing transformation, with several major mixed-use developments and substantial enhancements to public spaces and infrastructure.

The location is well known for its exciting mix of cultures, uses and occupiers. The established local market has been complemented by Whitechapel's extensive mixed use regeneration, including the recently opened Tower Hamlets Civic Centre, which won RIBA London Building of the Year in 2025.

POINTS OF INTEREST

1. Brick Lane
2. Commercial Street
3. Petticoat Lane Market
4. Whitechapel Gallery
5. Old Spitafields Market

RESTAURANTS

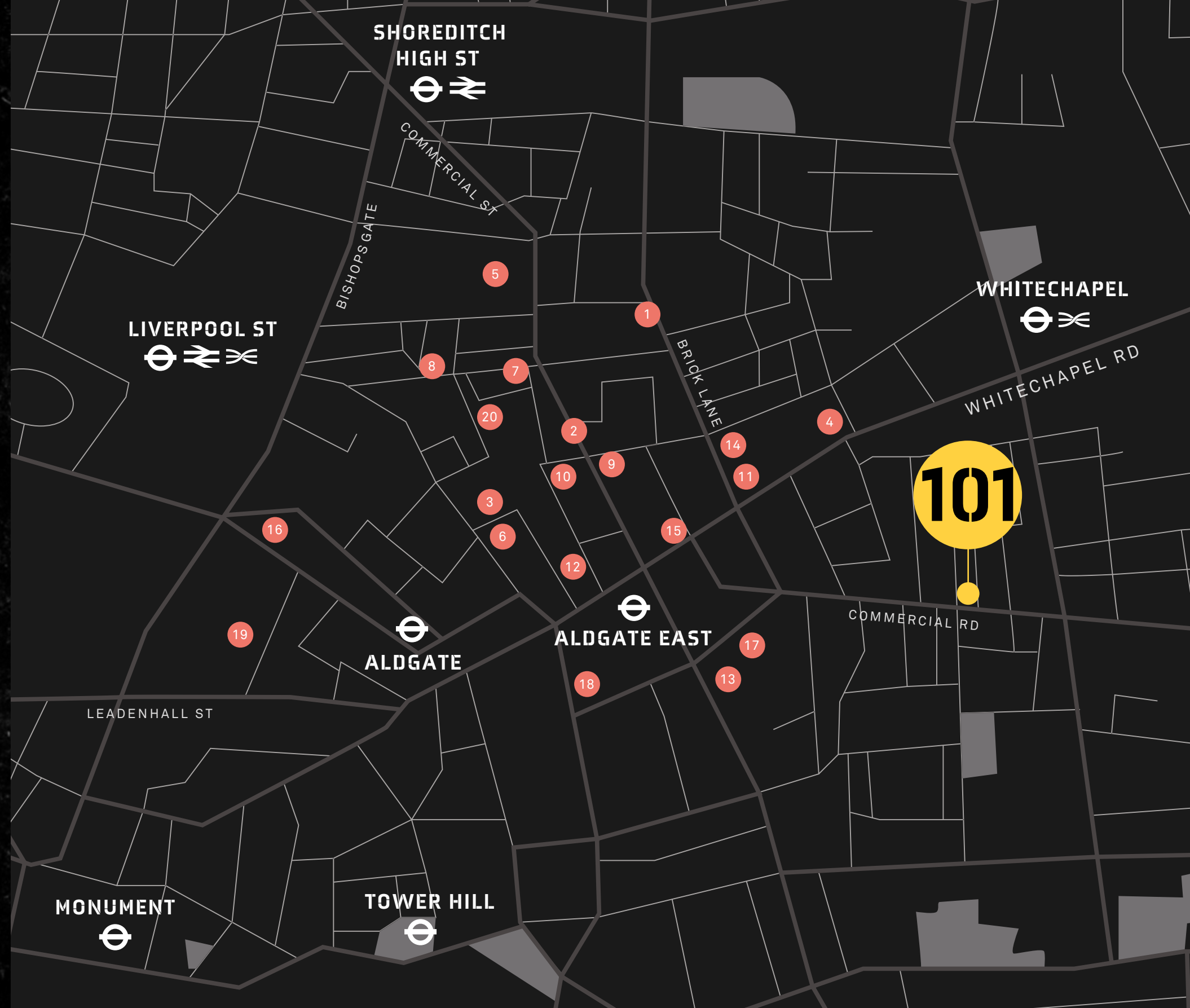
6. BiFe
7. Gunpowder
8. Ottolenghi
9. The Culpeper
10. Unity Diner

BARS & COFFEE HOUSES

11. Apples & Pears
12. Blacksheep Coffee
13. Lemn Street Tavern
14. The Buxton
15. Exmouth Coffee Company

WELLNESS

16. 1 Rebel
17. Curzon
18. Orangetheory Fitness
19. Swingers Crazy Golf
20. Evolve Fitness





SITUATION

101 Commercial Road is located an 8-minute walk from Whitechapel Station benefiting from the newly opened Elizabeth line and a 5-minute walk from Aldgate East Station occupying a prominent position on the north side of Commercial Road.

The building is located less than a mile to the east of the City Core, within the London Borough of Tower Hamlets. Commercial Road is one of the main arterial roads connecting the City to East London.

Accessible from Commercial Road, the building stretches north between Settles Street and Parfett Street where it has prominent frontage and access.

CONNECTIVITY

Following the opening of the Elizabeth line in 2022, Whitechapel has become one of London's most well-connected locations in London.

101 Commercial Road benefits from being within walking distance of four major transport stations. Whitechapel Station (Elizabeth, Hammersmith & City and District lines), Aldgate (Circle and Metropolitan lines), Aldgate East (District and Hammersmith & City lines) and Shadwell (DLR services) all contribute to the property's outstanding connectivity.

The building is within 15 minutes of Canary Wharf and Liverpool Street (UK's busiest station) via the Elizabeth line at Whitechapel.



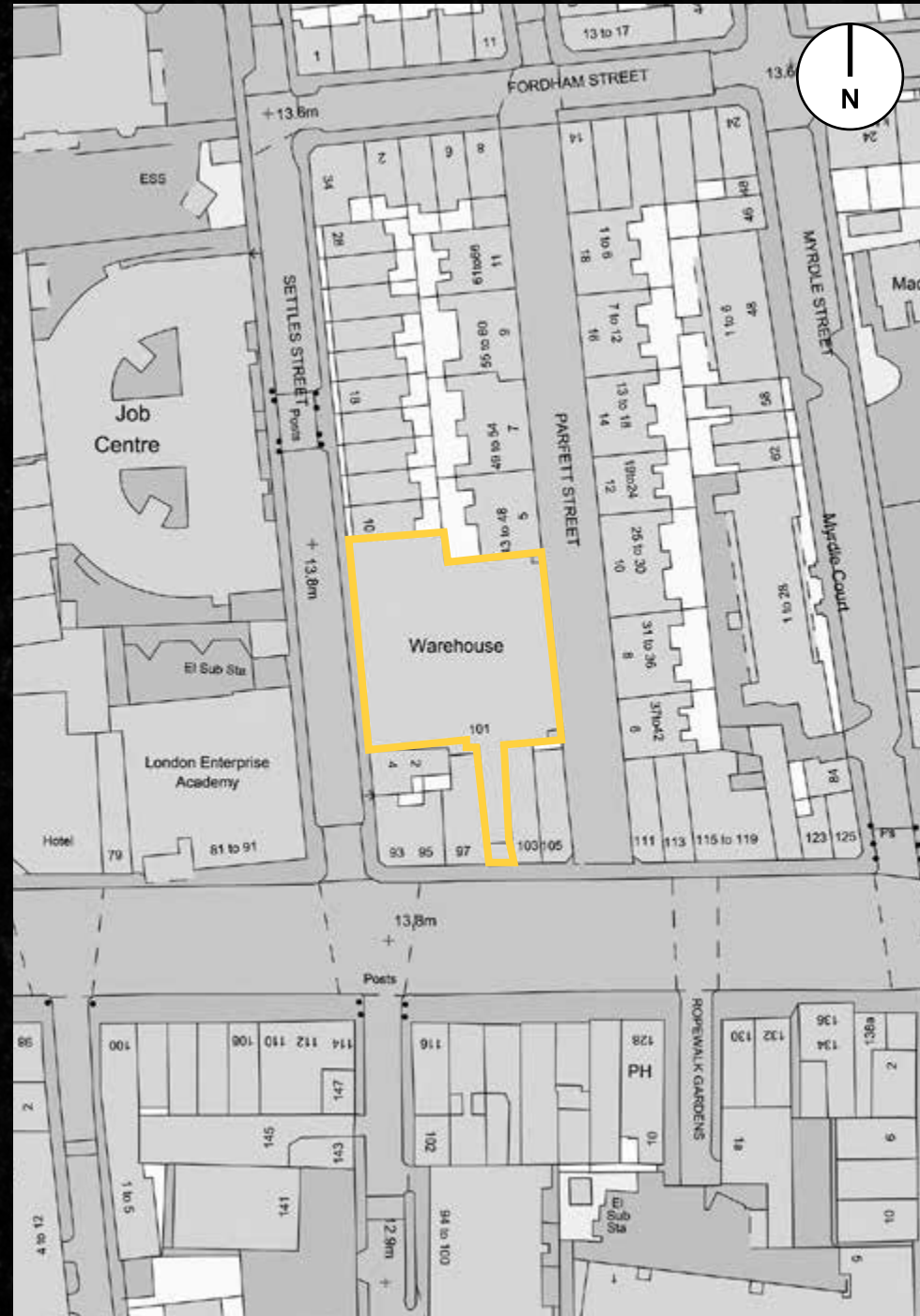
Journey times in minutes

DESCRIPTION

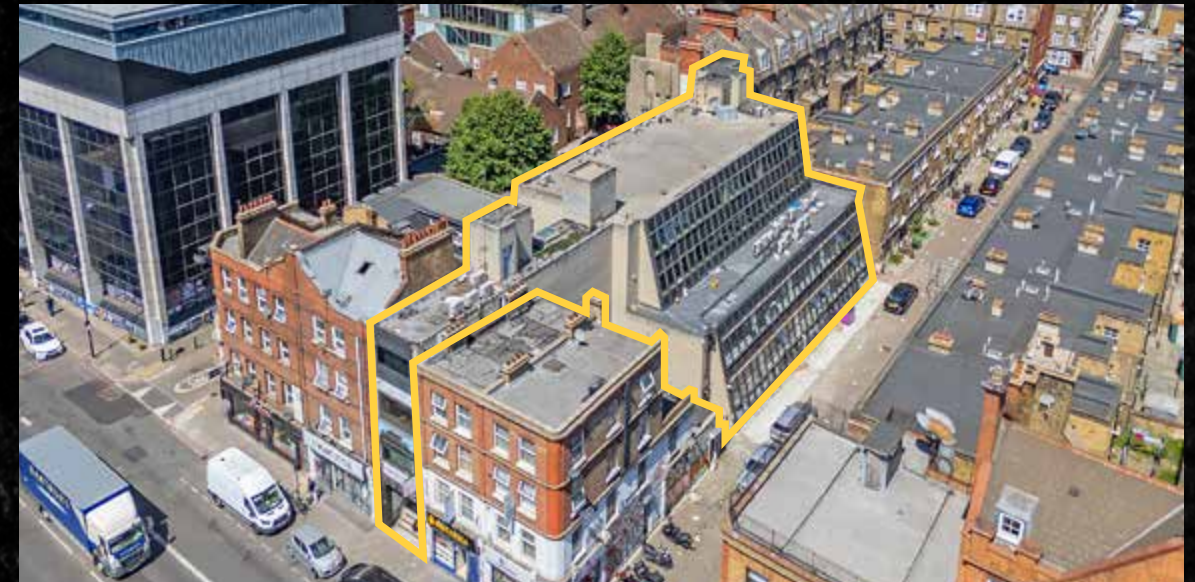
Originally operated as a factory for the clothing industry, Duru House was converted into an office in the 1990's and has remained this way since. The existing building comprises 33,051 sq ft (3,070.7 sq m) GIA and 27,127 sq ft (2,520.2 sq m) NIA of commercial accommodation (offices and F1 educational) arranged over basement, ground and three upper floors.

Accessible from Commercial Road via the main entrance the building opens out into a large regular rectangular floorplate with frontage onto both Settles Street and Parfett Street. It then steps back as the height increases. The building benefits from one passenger lift serving all floors and a substantial basement space accessible from Settles Street with vehicular access and excellent floor to ceiling height.

FLOOR	NIA (SQ M)	NIA (SQ FT)	GIA (SQ M)	GIA (SQ FT)
Basement	621.5	6,690	731.1	7,869
Ground	616.4	6,635	830.2	8,936
First	690.5	7,432	793.9	8,545
Second	305.2	3,285	363	3,907
Third	286.6	3,085	352.5	3,794
TOTAL	2,520.2	27,127	3,070.7	33,051



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TENANCY

The building is currently multi-let to 10 tenants producing a rental income of £208,653 per annum. Vacant possession of the ground floor and above floors is possible within 6 months.

The basement space which totals 6,690 sq ft (621.5 sq m) NIA and is currently leased to London Xmas until 14 March 2030 at a passing rent of £55,200 per annum.

A full Tenancy Schedule is available in the data room.

PLANNING NOTE

THE SITE IS CURRENTLY OPERATING AS AN EDUCATIONAL INSTITUTION USE CLASS F1 AT THE GROUND FLOOR, WITH OFFICE ACCOMMODATION (USE CLASS E) ON THE UPPER FLOORS, LOCATED IN THE LONDON BOROUGH OF TOWER HAMLETS.

Situated in the City Fringe Activity Area and the City Fringe Opportunity Area, these designations position the site as a strong candidate for change of use to a variety of potential uses and intensification of its current built form, to align with borough and London-wide strategic growth objectives.

Potential development pathways:

- Residential Conversion: The site qualifies for Class MA prior approval to convert existing commercial floorspace (Use Class E) to residential (Use Class C3) via permitted development, without the need for planning permission.
- Alternative Residential: The site's proximity to higher education institutions and strong transport connections make it well suited for alternative residential products such as purpose-built student accommodation or large-scale purpose-built living.
- Visitor Accommodation: The site's location and accessibility support visitor accommodation options, such as hotel and serviced accommodation, subject to design and concentration criteria.
- Office and Education Enhancement: Retention and retrofit of existing uses remain a possibility, with potential to upgrade the existing office space to contemporary standards, or expand and enhance the existing education use to contribute to a growing education market in the borough.

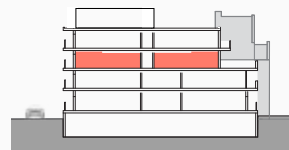
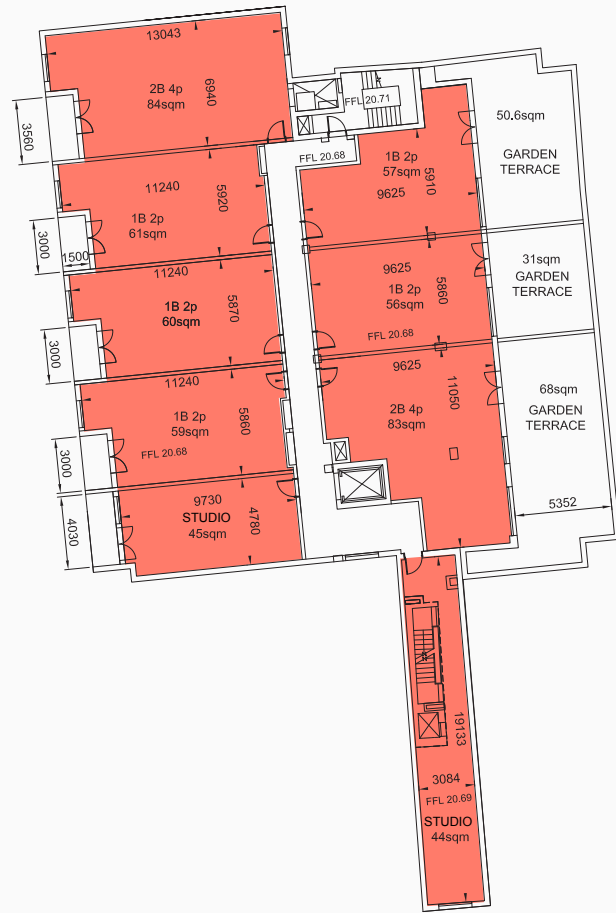
A comprehensive Planning Appraisal prepared by Savills Planning is available in the dataroom.



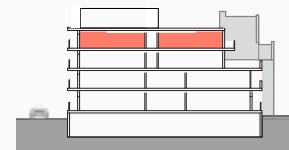
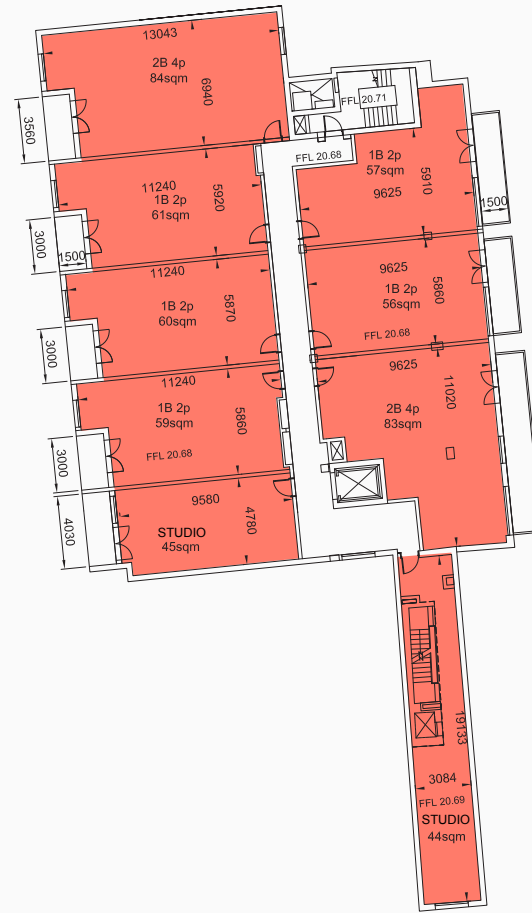
PROPOSED FLOOR PLANS

- Class E Entrance
- Private Residential
- Amenity Space
- Cycle Store
- Bin Store
- Plant

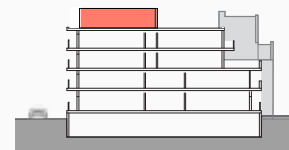
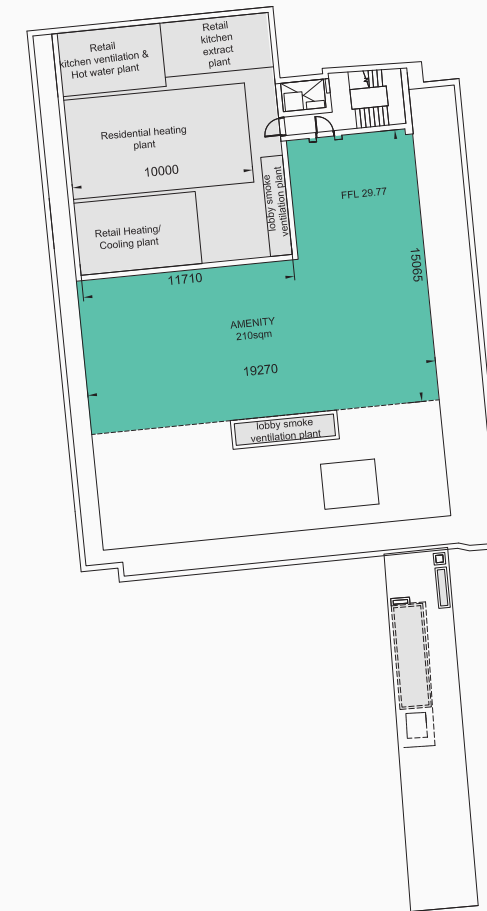
2ND



3RD



ROOF

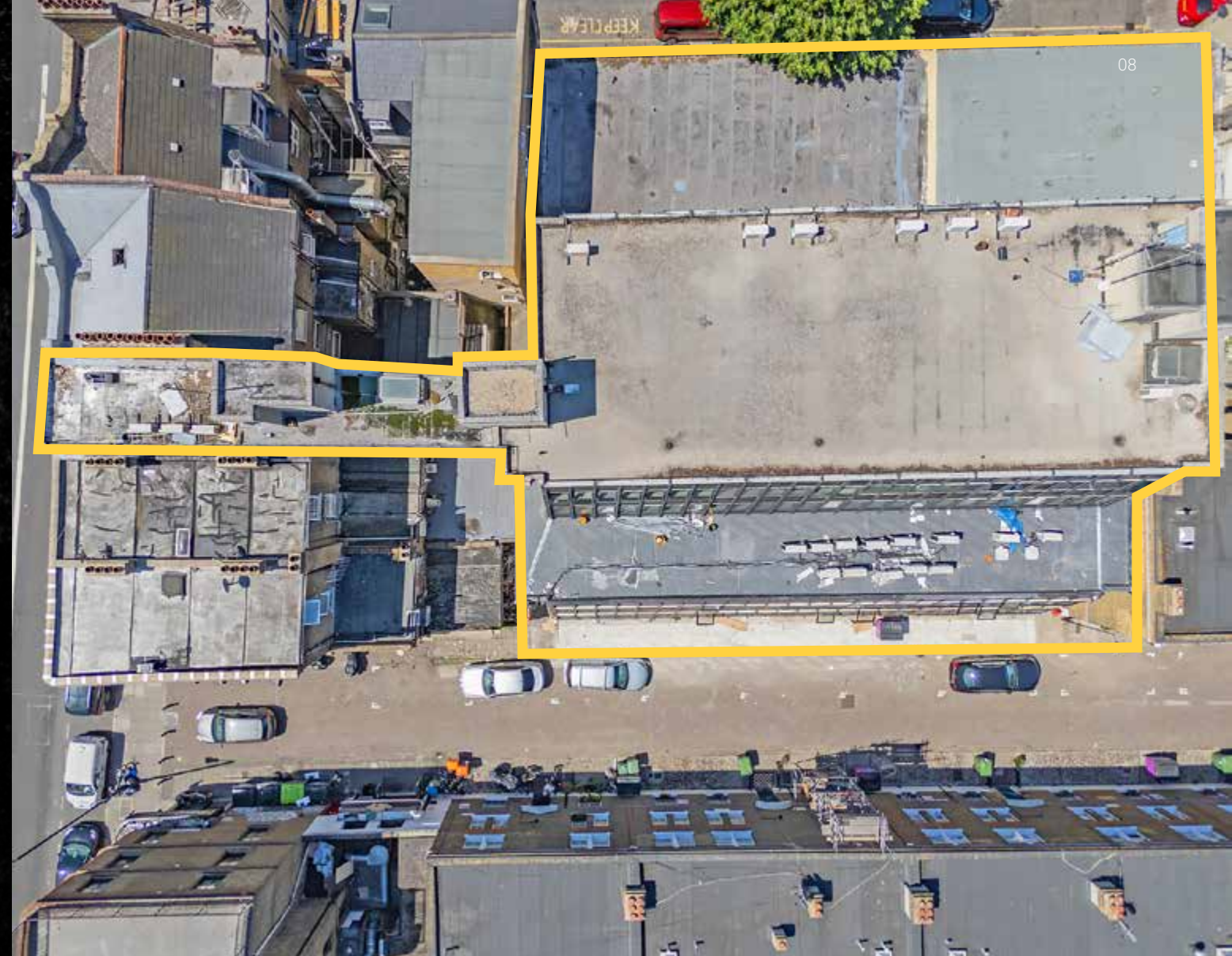


Pre-Applicat

PROPOSED ACCOMMODATION SCHEDULE

The below table shows the breakdown of the apartments created at 101 Commercial Road as part of the Perkins and Will conversion scheme.

FLOOR	UNITS	TYPE	NIA SQM	NIA SQFT
BASEMENT			553	5,952
		2B4P	84	904
		1B2P	61	657
		1B2P	61	657
		1B2P	57	614
		1B2P	56	603
		1B2P	59	635
GROUND FLOOR	7	STUDIO	43	463
		2B4P	84	904
		1B2P	61	657
		1B2P	60	646
		1B2P	59	635
		STUDIO	45	484
		1B1P	57	614
		1B1P	55	592
		1B1P	55	592
		2B4P	77	829
FIRST FLOOR	10	STUDIO	58	624
		2B4P	84	904
		12P	61	657
		1B2P	60	646
		1B2P	59	635
		STUDIO	45	484
		2B4P	83	893
		1B2P	56	603
		1B2P	57	614
		STUDIO	44	474
		2B4P	84	904
		1B2P	61	657
		SECOND FLOOR	9	1B2P
1B2P	59			635
STUDIO	45			484
2B4P	83			893
1B2P	56			603
1B2P	57			614
STUDIO	44			474
2B4P	84			904
1B2P	61			657
THIRD FLOOR	9	1B2P	60	646
		1B2P	59	635
		STUDIO	45	484
		2B4P	83	893
		1B2P	56	603
		1B2P	57	614
		STUDIO	44	474
TOTAL	35		2,130	22,927





F1/ HIGHER EDUCATION MARKET

WHILST 101 COMMERCIAL ROAD LARGELY CONSISTS OF CLASS 'E' ACCOMMODATION, THE PROPERTY BENEFITS FROM 'F1' USE ON THE GROUND FLOOR.

The educational sector is now considered one of Central London's fastest growth occupiers, with over 1.2 million sq ft of take up over the last seven years. A number of global and highly renowned Universities including New York University, University of Liverpool and the University of Coventry, now have London based campuses due to a growing demand among students.

The property offers prospective purchasers the opportunity to capitalise on Aldgate's established 'F1' educational cluster subject to achieving the necessary consents. The area is home to a number of prominent academic institutions and is supported by a strong provision of student accommodation and wider services and amenities.

Date	Property	Floor	Area (Sq Ft)	Fit Out	Tenant	Rent per sq ft	Lease Term (years)
Feb-24	1 Portsoken Street, E1	5th-8th	98,138	CAT A	Northeastern University London	£50.76	11 years
Mar-24	1 Portsoken Street, E1	4th	28,431	CAT A	BPP Holdings Ltd	£54.50	13 years
Aug-24	The Amp, 41-71 Commercial Road, E1	5th-8th	18,459	CAT A	De Montford University Leicester	£59.50	11 years
Sep-23	The Amp, 41-71 Commercial Road, E1	Part 2nd	7,479	CAT A	LCCA	£56.00	11 years



FURTHER INFORMATION

TENURE

The Property is held freehold on Title Number NGL147440.

EPC

EPC certificates are available in the data room.

METHOD OF SALE

The property will be sold by way of informal tender (unless sold prior). Offers are sought for the freehold interest on a wholly unconditional basis.

AML

A successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

VAT

The Property is not elected for VAT.

DATAROOM

A dedicated project data room has been set up and interested parties are able to register for access.

[CLICK HERE](#)

CONTACTS

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