

The Update

Q3 2026

Get up-to-date with the latest Stirling Ackroyd
Commercial, Investment and Development news!



**STIRLING
ACKROYD**

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1 A short round up from Managing
Director Brett Sullings.

2 Read all about the transactions
concluded in Q3.



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available properties.



Brett Sullings
Managing Director
Stirling Commercial, Investment
& Development

It's hard to believe I'm already reviewing the summer quarter, time really does fly when you're having fun! Of course, delivering results in this market takes plenty of hard work, but it's important to enjoy the journey too, particularly when the sun is shining!

While we may not have seen the market flying over the summer months, the so-called 'summer slowdown' certainly didn't stop us. The team stayed busy, completing 28 transactions across the quarter. A particular highlight was the letting of two design-led, fully fitted floors at 80 Great Eastern Street, on behalf of one of our longest-standing clients. The deal reflects the continued demand for high-quality, design-led workspace that supports both employee experience and business growth.

Across the quarter, we completed 9 sales totalling 20,879 sqft (£12.3m) and 17 lettings totalling 44,064 sq ft (£2m per annum)

As we head into Q4, we're looking forward to building on this momentum, with exciting deals in the pipeline and new campaigns launching soon. Here's to a strong finish to the year!

Our Services

Landlord Disposals
(Sales & Leasing)

Tenant Acquisitions

Investment

Commercial Property
Management

Flexible Workplace
Solutions

Retail

Industrial

Land & Development



Scan the QR code
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properties.



Great Eastern Street, EC2A

13,000 Sq Ft Letting

If you needed proof that the East London workspace market is moving at breakneck speed, look no further than our latest transaction at 80 Great Eastern Street. In an incredible display of commercial agility, the 13,000 sq ft letting was delivered in exactly five days. When a fast-moving private company set its sights on this prime slice of Shoreditch real estate, all parties kicked into high gear. Turning around a footprint of this scale in less than a working week is practically unheard of. This fast completion serves as a brilliant reminder: when the right space hits the market, the boldest players simply do not hesitate.

Bonhill Street, EC2A

Self-Contained HQ Building

We are delighted to announce the successful letting of the prestigious 1-3 Bonhill Street HQ. Extending to an impressive 11,722 sq ft across five floors, this distinctive Shoreditch property required the navigation of a highly complex deal structure to reach completion. The successful transaction represents a significant milestone and a fitting highlight to close out another strong quarter.



SOLD



Underwood Street, N1

Virtual Freehold Sale

Acting on behalf of a private individual who had owned the virtual freehold warehouse for over a decade, the property had previously been occupied by a number of businesses, including a charity specialising in animal welfare. The transaction progressed smoothly from start to finish, with exchange and completion taking place within just eight weeks.

Tavistock Street, WC2E

Retail Unit

Benefiting from a prominent West End location and strong footfall, this ground-floor retail unit completed in record time. We secured a confectionery company seeking to establish a presence in the area, giving them an excellent platform to grow their brand in one of London's most recognisable destinations.



Stirling spotlight

This quarter, we successfully sold and let a diverse range of properties across London's most vibrant commercial hubs, from historic landmarks to modern workspaces. Here's a snapshot of our key transactions.



Bethnal Green | 2,277 sq ft
Office/Showroom



Clerkenwell | 1,694 sq ft
Creative Office



Leytonstone | 2,636 sqft
E Class Unit



Clerkenwell | 1,493 sq ft
Converted Warehouse Studio



Shoreditch | 891 sqft
E Class Unit



Hoxton | 2,400 sqft
E Class Unit

Read some of our 5 star reviews!



I have been working with Brett Sullings and the team at Stirling Ackroyd for 17 years. Brett's contacts and knowledge of the Shoreditch commercial market are second to none.



HGH Properties have appointed Stirling Ackroyd to let our commercial properties over a number of years and have always found the team at SA very responsive and extremely knowledgeable. A great commercial agency to work with.



Brett was great throughout a very complicated and lengthy transaction - always contactable and happy to help push things along.

Instruct your agent with confidence...



Geffrye Street, E2

Industrial Railway Arches

Following a short marketing campaign on behalf of TfL and a flurry of interest, we are delighted to have let Arch 386 to an East London chocolatier. With its creative energy and independent character, Hoxton proved the perfect setting for this exciting new addition.

Geffrye Street, E2

Industrial Railway Arches

Arch 387, Geffrye Street was a transaction that required a creative and proactive approach to identifying the right occupier. With multiple parties showing interest in the property, we took the time to understand their individual requirements and identify the opportunity that offered the strongest fit for our client.

We are delighted to announce the successful letting of Arch 386 & 387 Geffrye Street, a truly rare opportunity in the heart of Hoxton. The successful transaction reflects the continued demand for distinctive spaces in one of East London's most creative neighbourhoods.



Scan the QR code to view
available properties today.



stirlingackroyd.co.uk/commercial

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LET

Willow Street, EC2A

Self-Contained E Class Unit

At 17 Willow Street, we successfully let the 850 sq ft first-floor unit to Appointment Only, a specialist hair salon.

The letting highlights the continued appeal of well-located, characterful spaces for creative and lifestyle occupiers seeking somewhere truly distinctive.

Christina Street, EC2A

Ground Floor Self Contained Unit

A property needs the right marketing strategy to attract the right occupier. The building's original features and creative character made it a natural fit for BETA Design. We secured their distinctive first London HQ, providing an authentic Shoreditch setting that reflects their creative identity. The space proved to be an ideal fit for their growing business.



LET



LET

Ebenezer Street, N1

Self Contained Ground Floor Unit

We were instructed to secure a suitable occupier and successfully introduced an organisation dedicated to supporting young people in the local community.

We are pleased to have secured a new space for an organisation that plays an active role in supporting and giving back to the local community.

Charlotte Road, EC2A

Class E Unit

Situated within a former Victorian warehouse on Charlotte Road, one of Shoreditch's most prestigious streets, we took a proactive approach from the outset, securing a tenant before marketing even commenced.

Following the initial viewing, the transaction completed within just ten days, enabling the tenant to move in swiftly.



LET



LET

Cheshire Street, E2

Boutique Retail Unit - Just Off Brick Lane

We secured a vintage clothing retailer for our client, identifying an occupier whose brand and customer base were a natural fit for both the space and the wider Shoreditch market.

Our local expertise, market knowledge and strong relationships helped unlock the full potential of the asset and secure the right occupier.



LET

Bastwick Street, EC1V

Class E Unit

We were instructed to advise a client who had relocated to the UAE and required an urgent subletting solution. We quickly identified and secured a suitable tenant, who assumed the remaining lease term of just over three years.

Through proactive management and careful negotiation, we delivered a solution that met our client's requirements while securing favourable terms for both landlord and tenant.



This year, we have successfully completed the sale of a number of commercial freehold sites, continuing to deliver strong results for clients across a range of portfolios. This quarter, our sales have spanned from Shoreditch EC2A to Sandhurst GU47, demonstrating the breadth of our market knowledge and reach.

We are delighted to showcase our standout portfolio sale of the quarter, highlighting another successful result for our clients.

Led by Stirling Ackroyd founding family member Brett Sullings, our Commercial team brings over 60 years of experience, combined with an in-depth knowledge of the local markets we operate in. From initial advice and marketing through to negotiations and completion, we provide a seamless service tailored to each client's requirements.

Through our multi-branch network and position within the LRG Group, we have access to a broad local and national audience. This allows us to maximise exposure for every disposal and connect properties with relevant buyers and agents across our extensive database.

Spotlight Freehold Portfolio Sale



Morning Lane, E9

Freehold Portfolio Sale

Acting on behalf of a private fund, we advised on and successfully delivered an off-market sale of six vacant houses on Morning Lane, E9, utilising our established network of direct investors and brokers.

The transaction presented a rare opportunity to acquire a portfolio of six two- and three-bedroom homes in the heart of Hackney, with completion achieved in early October.

Meet the Stirling Ackroyd team

We take pride in building personal relationships with our landlords, vendors, developers, tenants and purchasers to ensure we are providing a service tailored to their specific property needs. We are proud to have established a reputation for professionalism.



Brett Sullings
Managing Director



Harry Mann
Associate Partner



Dimitri Melaisi
Associate Partner



Iftakhar Khan
Senior Commercial &
Land Surveyor



Maisie Anderson
Team Assistant



Alexander Zeckler
Commercial & Investment
Surveyor



Rosie Davis
Office Manager, Acorn
& Stirling Ackroyd



Scan the QR code to view
available properties today.



Read some of our 5 star reviews!



I have been using Stirling Ackroyd exclusively to manage lettings of my warehouse. They are supremely professional and efficient and also, they're really nice people!



Brett and his team always advised us on the best strategy and how to secure the best terms throughout our portfolio in Shoreditch. We would recommend Stirling Ackroyd Commercial to any commercial owner looking for an agent.



Brett and his team were great to deal with. He managed to navigate all parties through the process to completion. Very happy with the result.



I've been in commercial property for years, and this is hands down the best experience I've ever had with a leasing agent. Brett is exceptional, professional, responsive, knowledgeable, and genuinely invested in getting deals done right.



Dimitri at Stirling Ackroyd has been fantastic in helping us find and complete a commercial lease, with fast and helpful communications throughout.



The team at Canonbury Yard are confident in recommending Brett and the Stirling Ackroyd commercial team as the must go to property agents for all your property needs.

Instruct your agent with confidence...



Stirling Ackroyd New Homes delivers expert, strategic guidance at every stage of the development journey, from land acquisition and planning through to marketing and successful sales. Renowned for bringing exceptional residential schemes to life across Central and East London, their latest release, Walbourne Studios, continues that legacy.

An exclusive collection of seven beautifully designed one and two-bedroom homes in the heart of De Beauvoir. Moments from Dalston Junction, this boutique development blends privacy with effortless access to Dalston's vibrant cafés, independent boutiques, nightlife, and excellent transport links. Selected homes also feature private balconies, offering coveted outdoor space. Contact Stirling Ackroyd New Homes for further information.

Featured Property



Walbourne Studios, N1 | Prices From £540,000



Akin Kara - New Homes & Business Development Director
Acorn & Stirling Ackroyd

Get in touch with the New Homes team today:

40 Great Eastern St,
London EC2A 3EP
020 8016 8609



The Best People · The Best Brands · The Best Locations

Our Commercial, Investment & Development team is part of the broader LRG network, offering property expertise across London and the South East. The group encompasses a diverse range of brands, including:



LEADERS



PORTICO

GIBBS
GILLESPIE



John Payne



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