

63,246 sq ft of light-filled
modern workspace in
Here East's Press Centre





Press Centre Reception

Here East is an innovation and technology campus, uniting culture, enterprise, entrepreneurship and education under one roof.

A community of 4,500 inspiring creative minds and industry leaders. Based across the Press Centre, Broadcast Centre, innovation centre Plexal, Canalside bars and restaurants and a central yard.

The Space

63,246 sq ft of workspace, available across two floors within the Press Centre.

Flexible light-filled modern workspace

The Press Centre has three light and open workspaces spread across two floors. A 26,246 sq ft workspace on the first floor with an adjoining terrace and two workspaces on the second floor totalling 36,997 sq ft.

Generous terrace overlooking the canal

The first floor's workspace includes a 14,817 sq ft terrace overlooking Canalside and the Lee Canal. At 17 meters wide, the terrace is a fantastic flexible space that can host large gatherings and provide an outside working area.

Press Centre

Workspace	Total sq ft	Terrace sq ft
Part first floor North	26,249	14,817
Second floor North	26,336	
Second floor South	10,661	

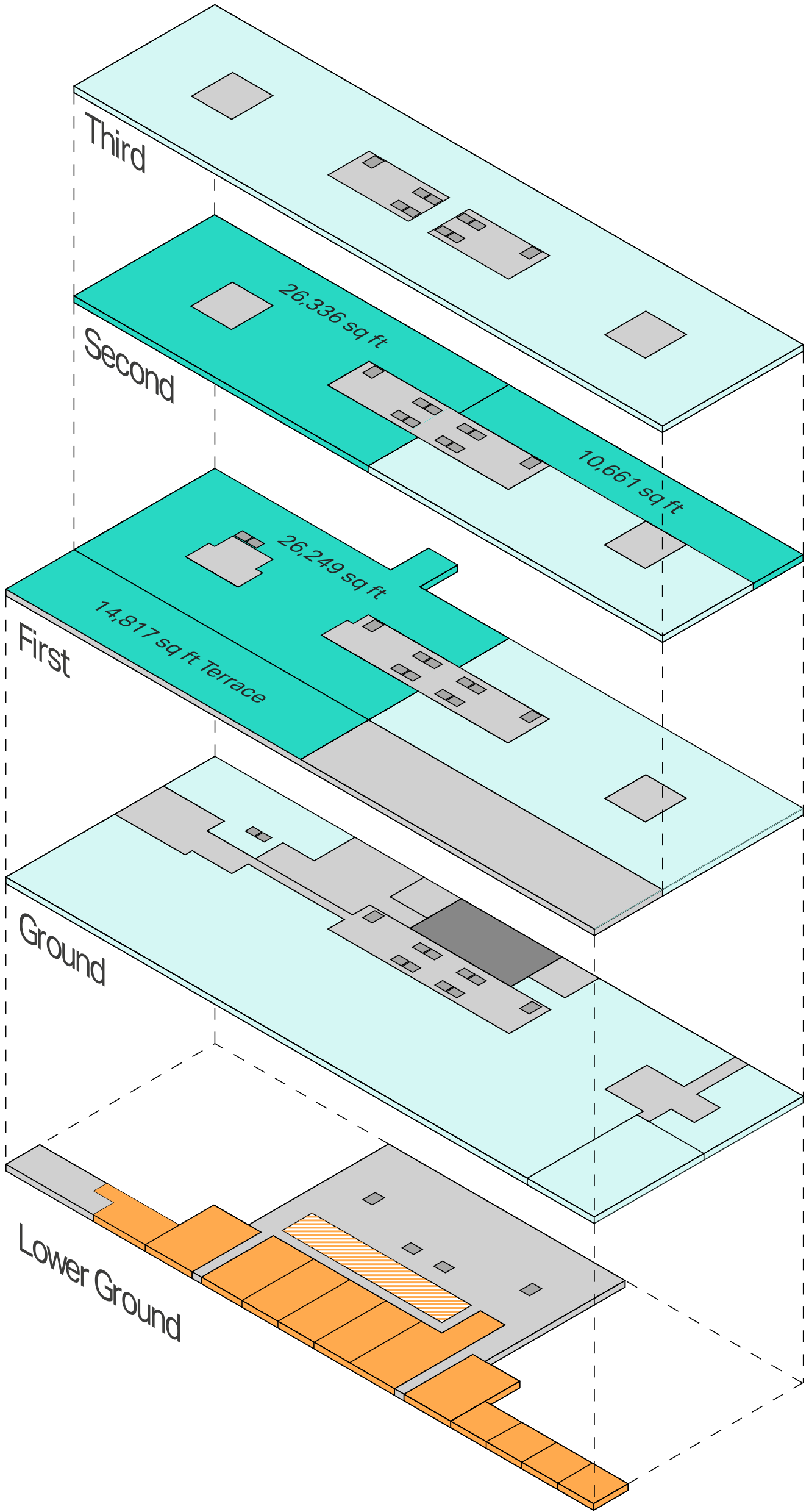
Broadcast Centre



Press Centre

63,246 sq ft of available workspace

Workspace	Total sq ft	Terrace sq ft
Part first floor North	26,249	14,817
Second floor North	26,336	
Second floor South	10,661	

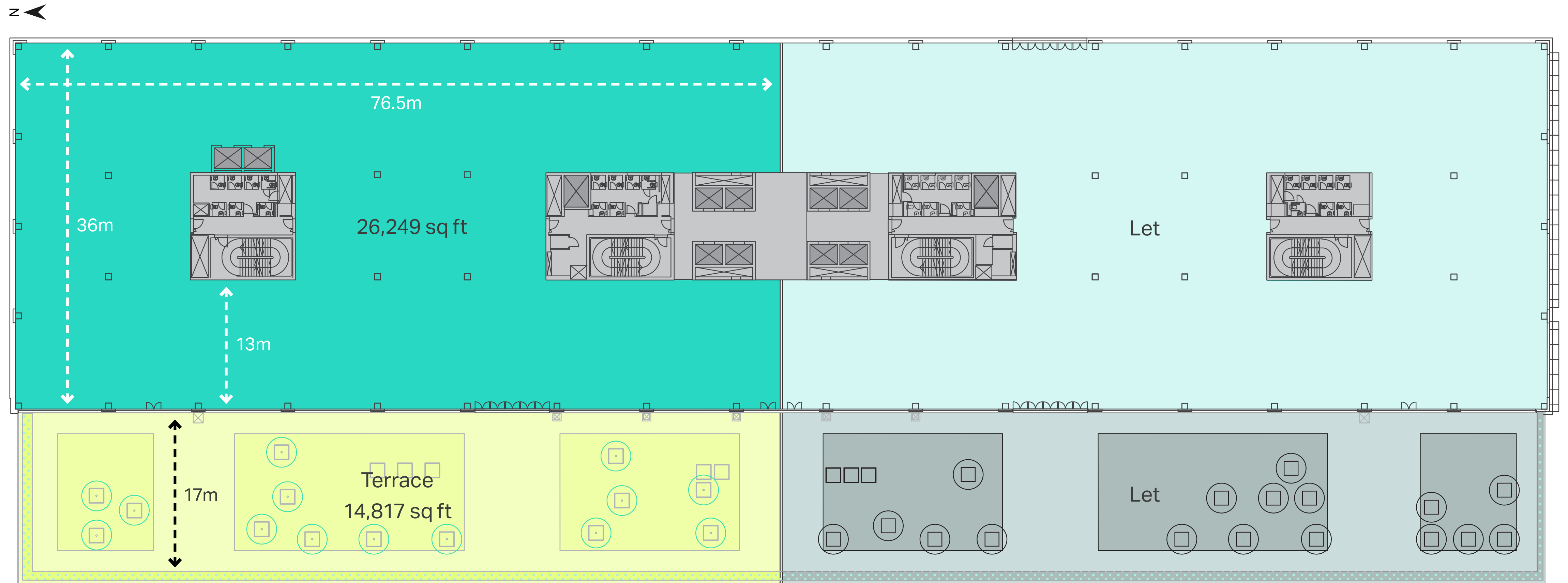


- Available workspace
- Let space
- Reception
- Retail / F&B / Leisure
- ▨ Cycle hub

Available workspace

■ Part first floor North: 26,249 sq ft

■ Terrace: 14,817 sq ft



Part first floor North

Light filled, high specification and virtually column free workspace with views across the Lee Canal.





First floor

First floor terrace

A stunning private terrace on the 1st floor with capacious views over the Lee Canal and the London skyline offers an ideal space for both outdoor working and entertainment.



First floor terrace 14,817 sq ft



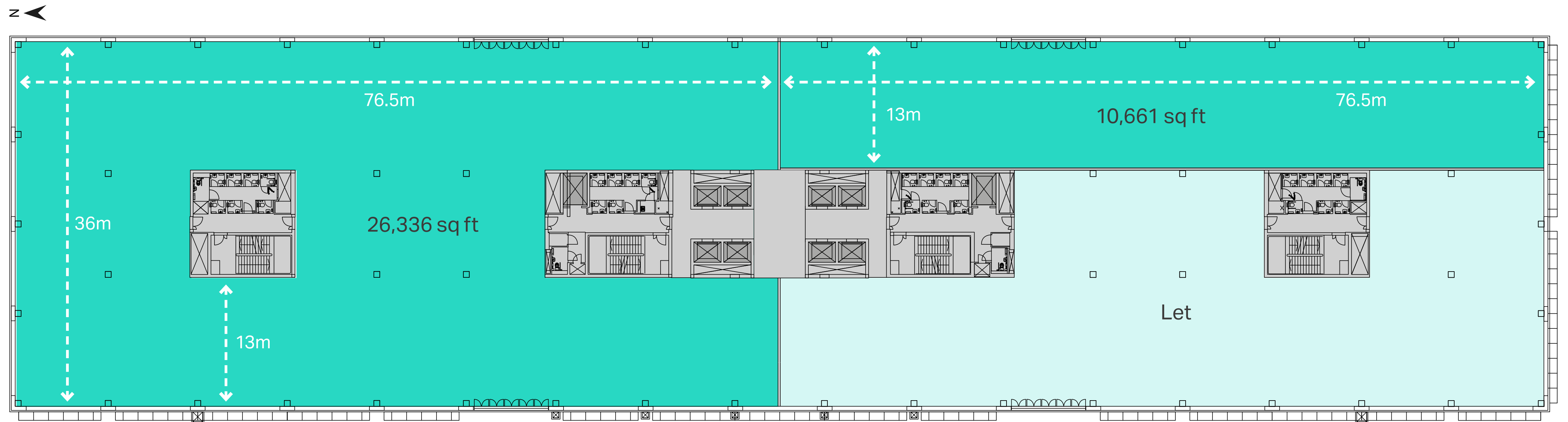


First floor CGI

Available workspace 36,997 sq ft

■ Second floor North: 26,336 sq ft (Available Sep 2022)

■ Second floor South: 10,661 sq ft



Second floor North

Future large and light filled space with views across the Lee Canal and into the Here East Yard. Available from September 2022.



Second floor South
Flexible workspace with views towards the
London Stadium and across the Here East Yard.





Second floor South

Press Centre

Specifications

1.0 SITE OVERVIEW

1.1 Overview

Grade A flexible high spec offices with views over Hackney Wick, Canary Wharf and The City.

Next to London's largest urban park with extensive leisure facilities including Copper Box, Velopark, London Stadium and Aquatic Centre.

Unrivalled level of fibre and technical resilience, earning a Platinum rating from Wired Score.

Site wide fibre backbone to allow each demise access to resilient connectivity on a short lead time and below market cost.

1.2 Innovation Centre

Plexal is a 68,000 sq ft innovation centre on the ground floor of the Press Centre and provides a dedicated mini-city environment servicing technology start-ups and SME's.

In addition to becoming part of the innovation community, tenants can use Plexal for their short term additional office needs, one off meeting room and 200 person auditorium requirements.

1.3 The Yard

There is a shared yard area for community, weekly street food, entertainment and events.

1.4 Canalside

Fantastic onsite retail / lifestyle mix close to Hackney Wick and Westfield Stratford.

2.0 BUILDING SPECIFICATION

2.1 First & second floor workspaces

Chilled beam a/c system supplemented by perimeter trench heating

Raised access floor	450mm
Finished floor to chilled beam height	2700mm
Ceiling services zone	400mm

Occupancy ratio 1:10

Lighting: high efficiency low glare louvered suspended linear luminaires, utilising low energy fluorescent tubes arranged to give standard service illumination of average 400 lux, controlled by presence detection.

2.2 Building Overview

EPC rating B
16 showers
Bike racks, lockers and drying room
24 hour security
Manned reception
8 passenger lifts
2 goods lifts of 2,000 kg capacity
BREEAM excellent
Wired Score Platinum



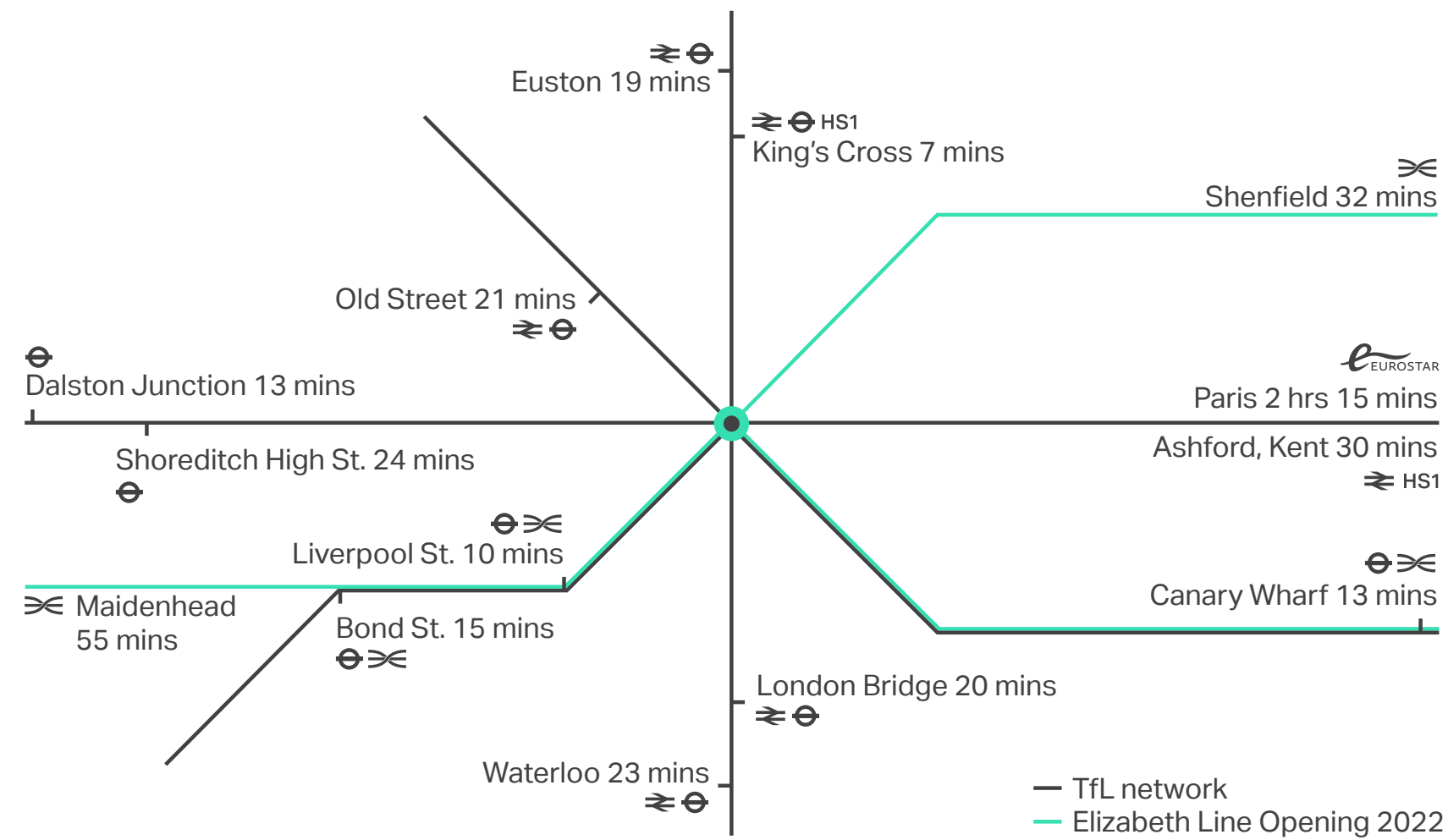
Location and connections

Here East is within easy reach of two major stations, there is a free electric shuttle bus from Stratford and Stratford International, plus walking and cycle paths across the Olympic Park.

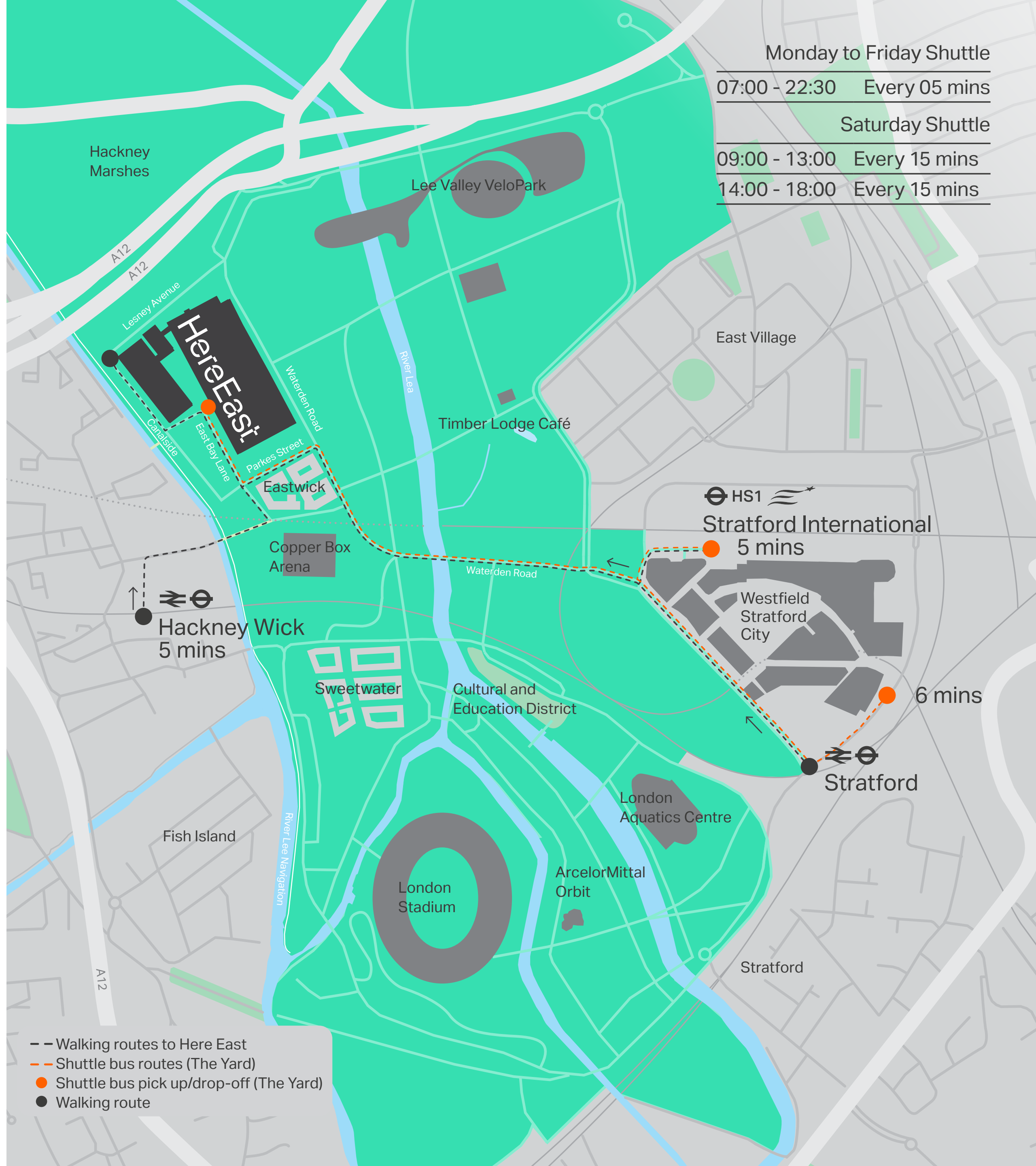
Rail and tube links provide access to major hubs across London, while Elizabeth Line, HS1 and direct links to mainland Europe will ensure even quicker and easier travel in the future.

Businesses and workers here also benefit from direct access to the on-site multi-storey car park as well as the park's many facilities and beautiful green areas.

A new London crossroads



Journey times compiled from TfL journey planner from Stratford or Hackney Wick stations.



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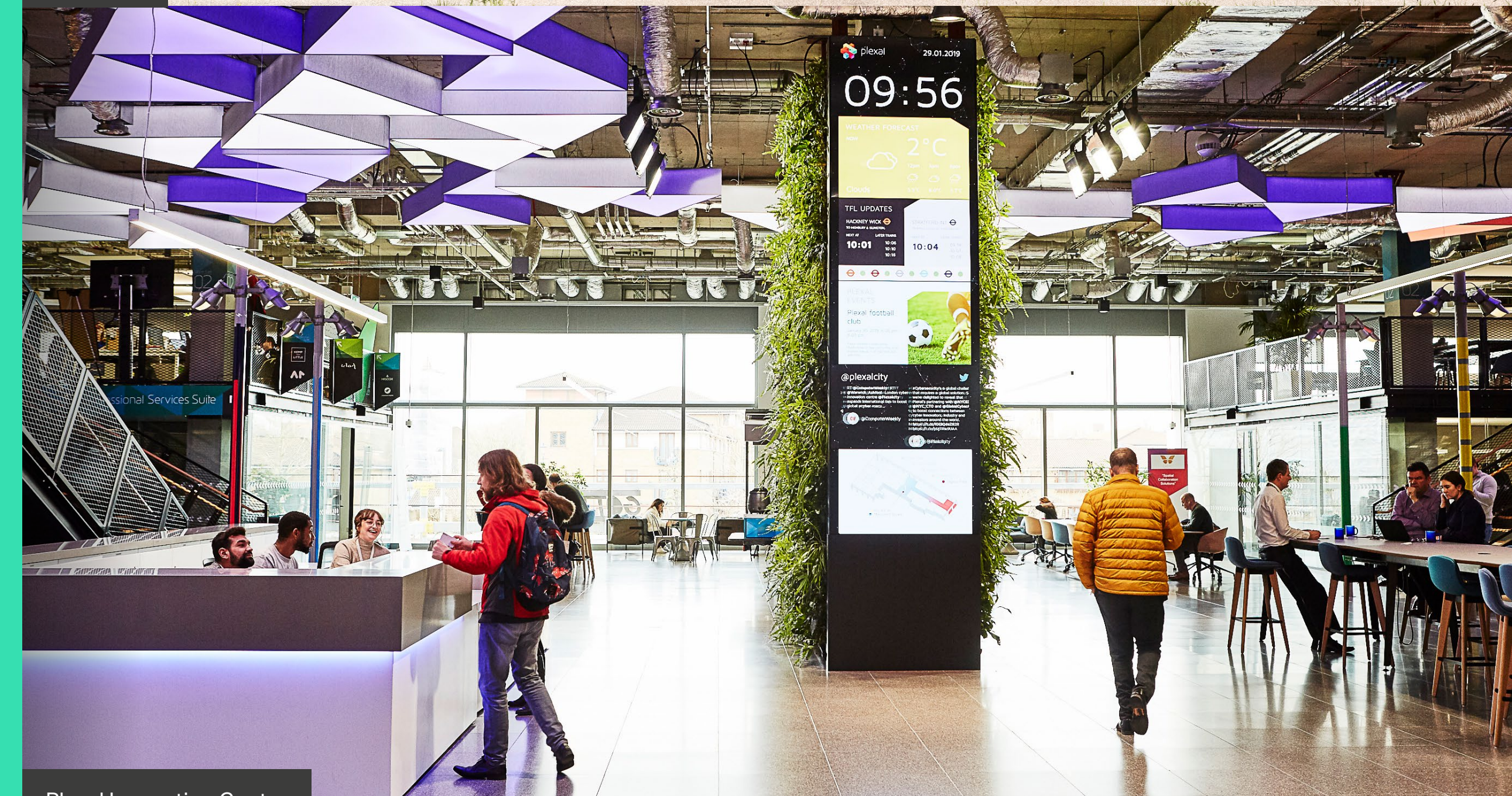


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Canalside



Plexal Innovation Centre