

HWK E9

COMMERCIAL SPACE IN THE CREATIVE
HEART OF HACKNEY WICK

TO LET FROM £35.00 PSF
1,668 – 7,072 SQ FT UNITS AVAILABLE
FULLY FITTED TURN-KEY UNITS



OFFICE



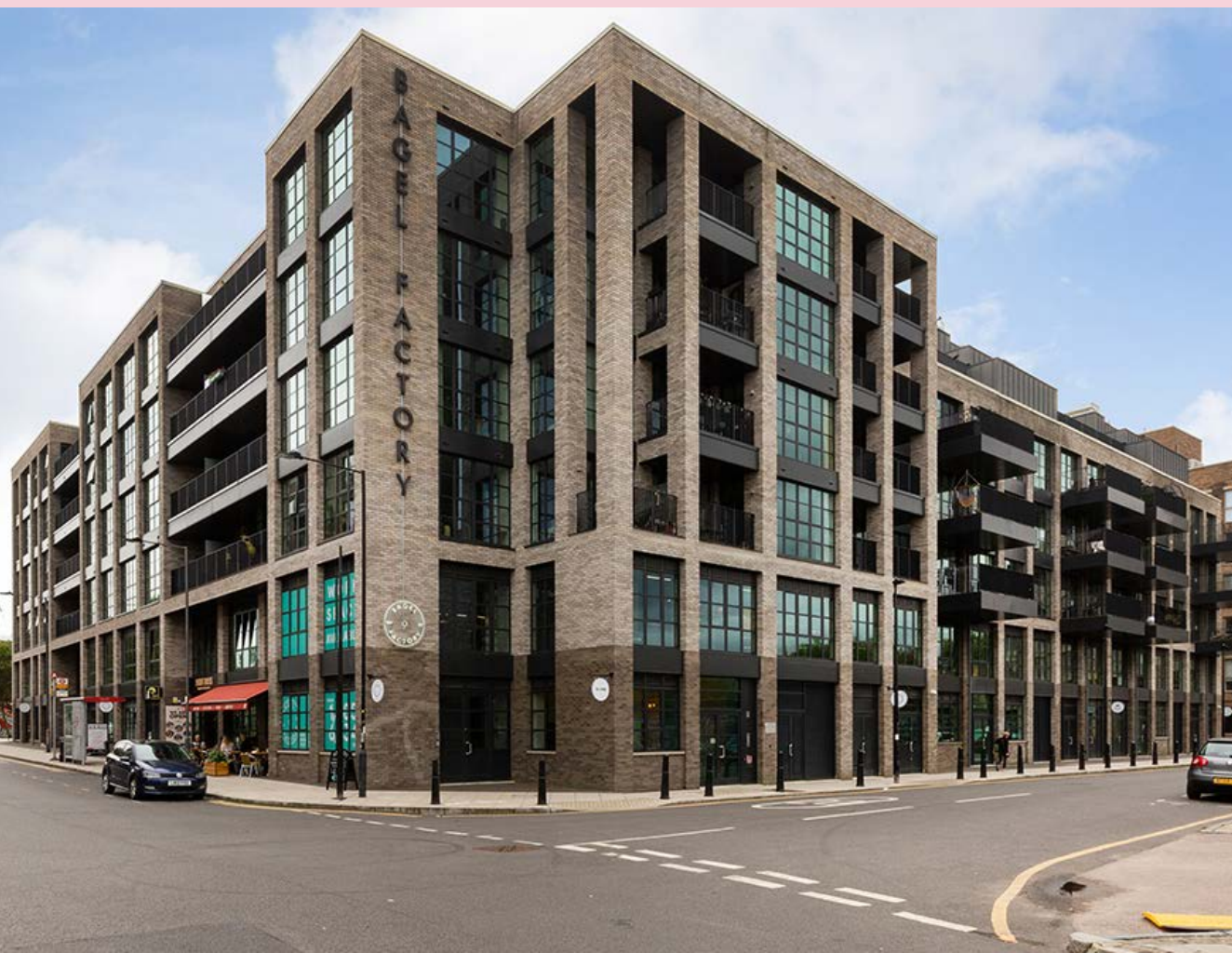
RETAIL



RESTAURANT



LEISURE
& FITNESS



HWK.LONDON



THE LOCATION

RESTAURANTS BARS CAFÉS

- | | |
|----------------------------|--------------------------------------|
| 1. Number 90 Bar & Kitchen | Bar / Restaurant & Live Music Events |
| 2. Barge East | Floating Bar and Kitchen |
| 3. The Breakfast Club | Restaurant / Bar |
| 4. Gotto Trattoria | Italian Restaurant / Bar |
| 5. Grow | Bar / Restaurant & Live Music Events |
| 6. Pearl | Café / Bar / Restaurant |
| 7. Natura | Pizzeria |
| 8. Cornerstone | Restaurant by Chef Tom Brown |
| 9. Thingy Café | Hidden Garden Café |
| 10. HWK | Café |
| 11. White Post | Café / Bar / Restaurant / Events |
| 12. CRATE | Brewery & Pizzeria |
| 13. Burnt Umber | Brasserie and Deli |
| 14. Truman's 'The Eyrie' | Brewery |
| 15. Forman's | Restaurant |
| 16. From The Ashes BBQ | Restaurant |

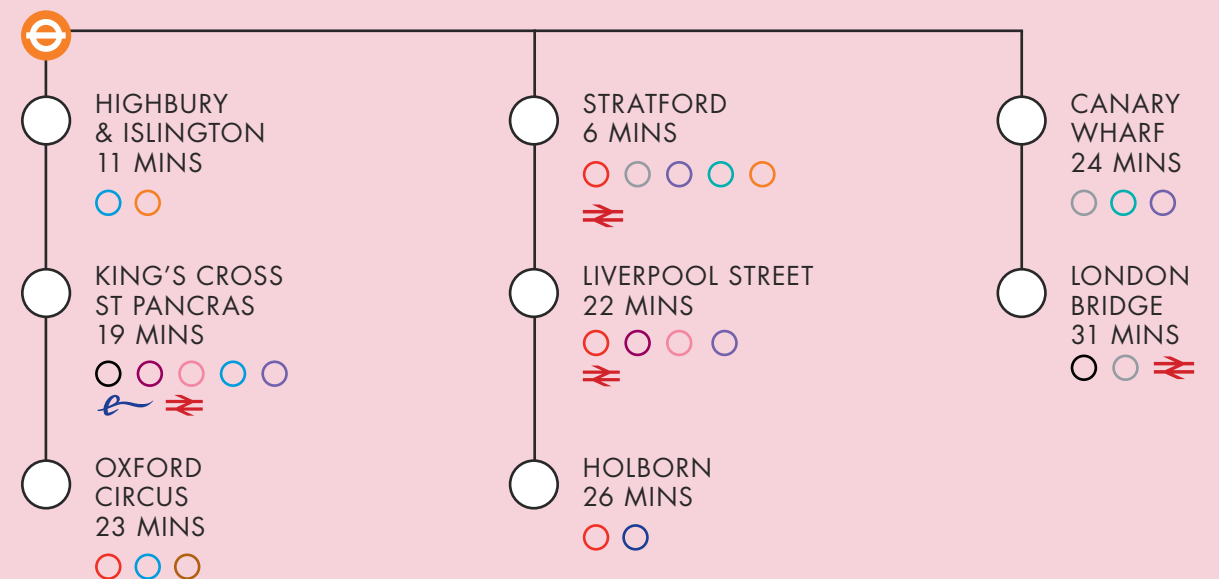
ART, LEISURE AND AMENITIES

- | | |
|-----------------------------------|--|
| 17. Stour Space | Gallery / Café / Studios |
| 18. Béton Brut | Design Store & Gallery Space |
| 19. Felstead Studios | Handmade Framing & Gallery |
| 20. The Lord Napier | Former Pub and Street Art Icon – Soon to be reopened |
| 21. 34-38 Wallis Road Development | 240 Bed Hotel |
| 22. The Wick Crossfit | Gym |
| 23. MEplace | Day Nursery |
| 24. Barkney Wick | Dog Day Care |

HERE EAST TECHNOLOGY AND INNOVATION CAMPUS

25. Including tenants BT Sport, Ford Mobility, University College London, Staffordshire University Digital Institute London, Sports Interactive, Fiit, MatchesFashion, APL Logistics.

TRAVEL TIMES FROM HACKNEY WICK OVERGROUND STATION



THE BUILDINGS

BUILDING	TENANT	USE	NIA (SQ FT)	GUIDE RENT (PSF)	GUIDE RENT (P.A.)
BAGEL FACTORY EAST	UNIT E - AVAILABLE (GROUND FLOOR)	E CLASS	1,938	£35.00	£67,830
BAGEL FACTORY EAST	UNIT G – AVAILABLE (FIRST FLOOR)	E CLASS	7,072	£35.00	£247,520

BUILDING	TENANT	USE	NIA (SQ FT)	GUIDE RENT (PSF)	GUIDE RENT (P.A.)
BAGEL FACTORY WEST	UNIT B – AVAILABLE	E CLASS	3,574	£35.00	£125,090

BUILDING	TENANT	USE	NIA (SQ FT)	GUIDE RENT (PSF)	GUIDE RENT (P.A.)
BAGEL FACTORY CENTRAL	UNIT 2 – AVAILABLE	E CLASS	2,240	£35.00	£78,400

BUILDING	TENANT	USE	NIA (SQ FT)	GUIDE RENT (PSF)	GUIDE RENT (P.A.)
OLD SMOKE HOUSE	UNIT E – AVAILABLE	E CLASS	1,668	£29.50	£49,206



THE SPACES

SPACE PLAN

BAGEL FACTORY EAST — GROUND FLOOR

UNIT E 1,938 SQ FT

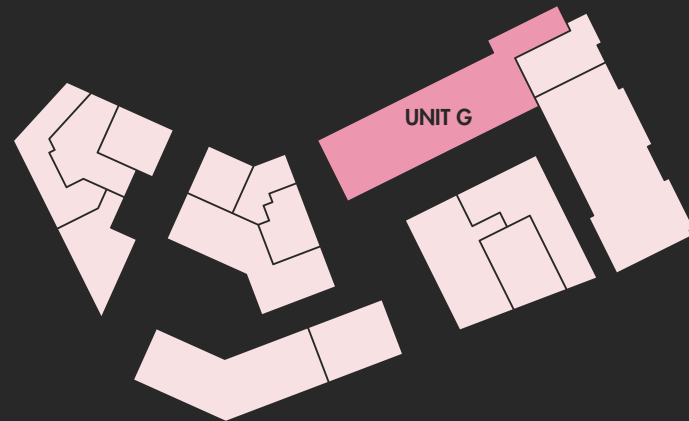
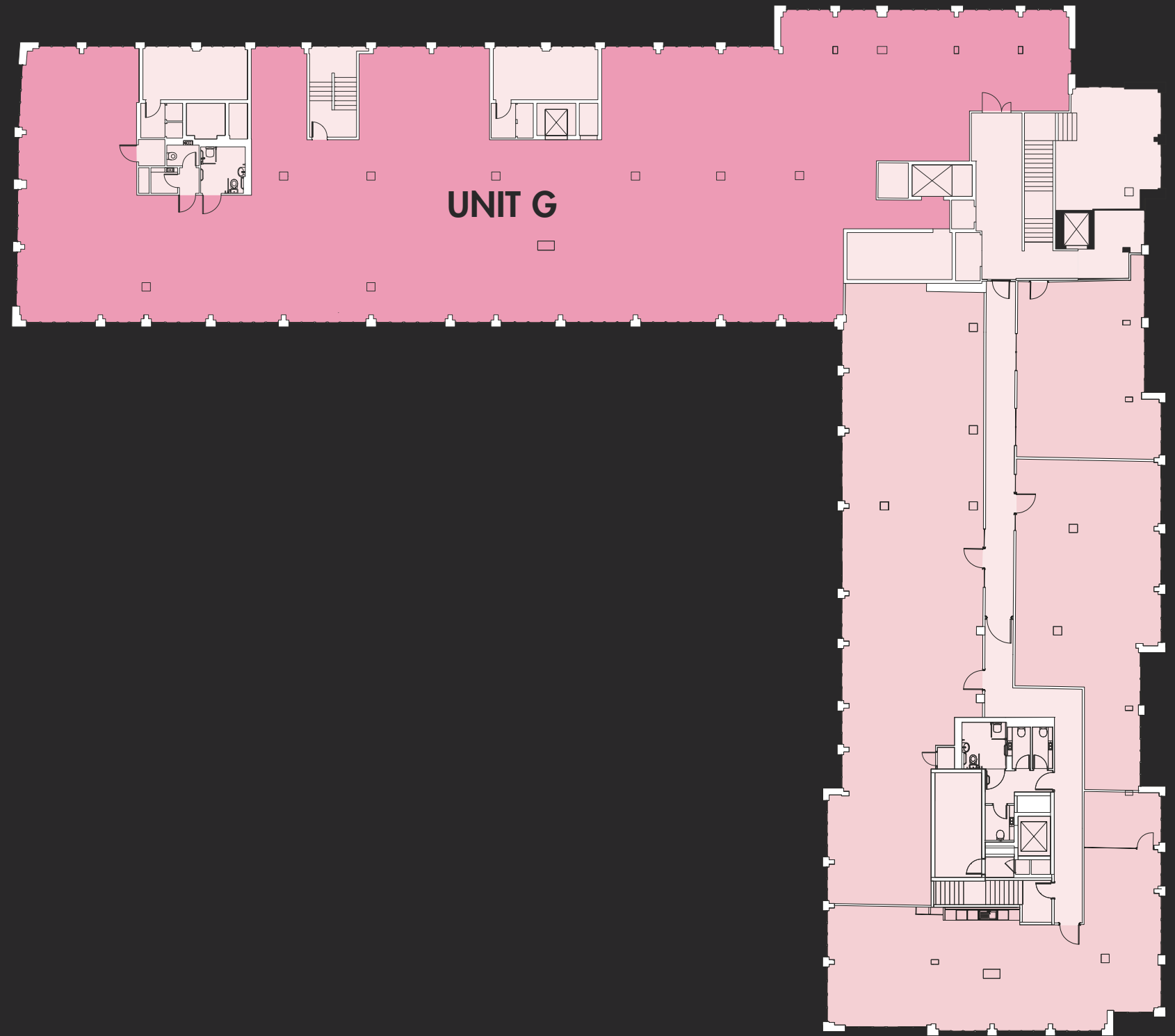


THE SPACES

SPACE PLAN

BAGEL FACTORY EAST — FIRST FLOOR

UNIT G 7,072 SQ FT



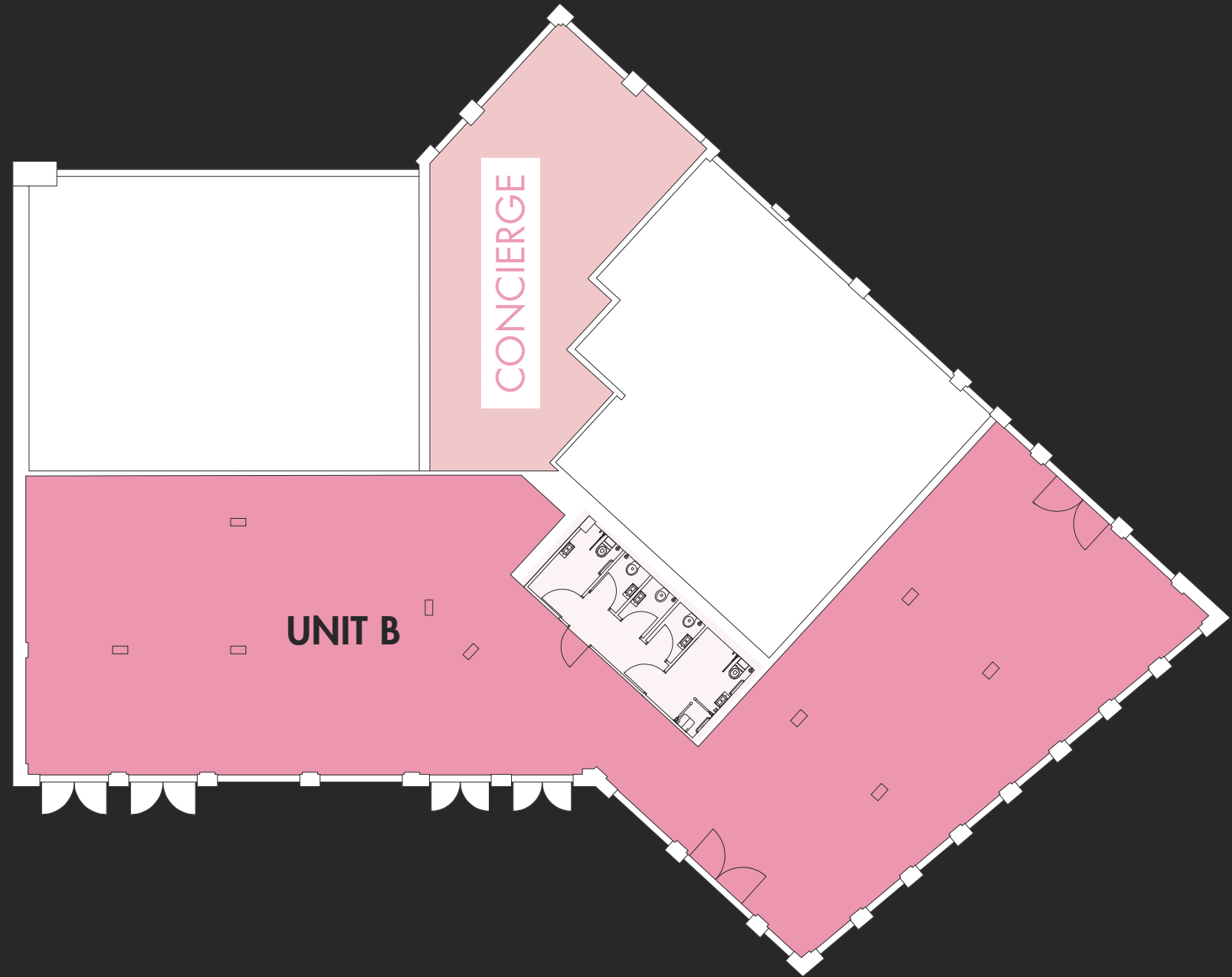
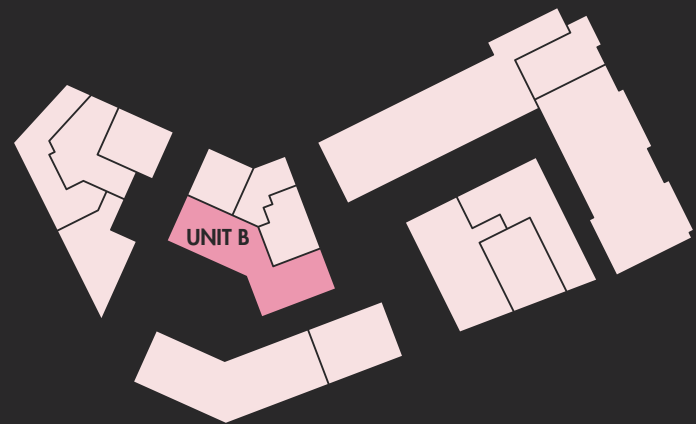
THE SPACES

SPACE PLAN

BAGEL FACTORY WEST

UNIT B

3,574 SQ FT



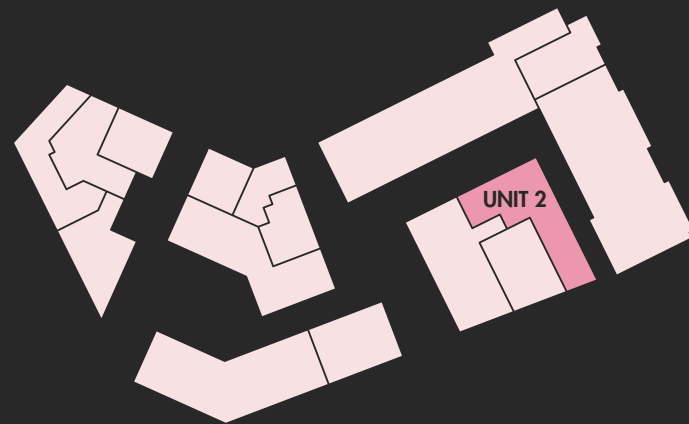
THE SPACES

SPACE PLAN

BAGEL FACTORY CENTRAL

UNIT 2

2,240 SQ FT



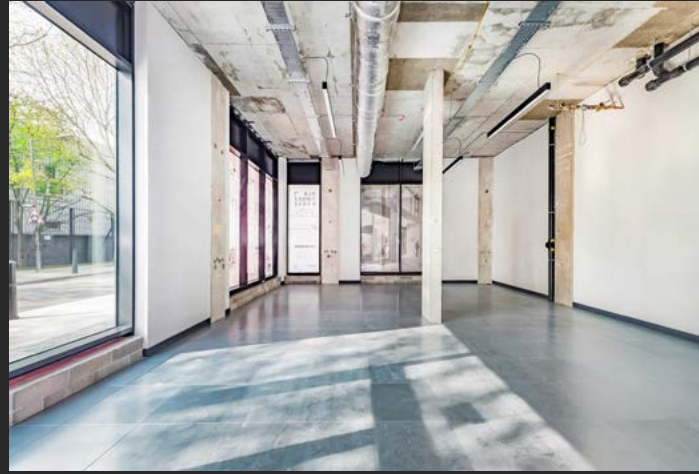
THE SPACES

SPACE PLAN

OLD SMOKE HOUSE

UNIT E

1,668 SQ FT



HWK^{E9}

CONTACT



STRETTONS

Jon Cuthbert

jon.cuthbert@strettons.co.uk

020 7614 0901

07817 657 079

Tom Schwier

tom.schwier@strettons.co.uk

020 8520 9911

07583 037 559

Sean Crowhurst

sean.crowhurst@strettons.co.uk

020 8520 9911

07791 849 470



BELCOR

CITY FRINGE REAL ESTATE

Adam Soning

as@belcor.london

07748 102 534

Joe Meisel

jm@belcor.london

07872 350 838



IMAGES INDICATIVE OF AVAILABLE SPACE

MISREPRESENTATIONS ACT 1967 & DECLARATION

Stirling Ackroyd, Strettons and Belcor for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Stirling Ackroyd, Strettons or Belcor has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. Exclusive of VAT.