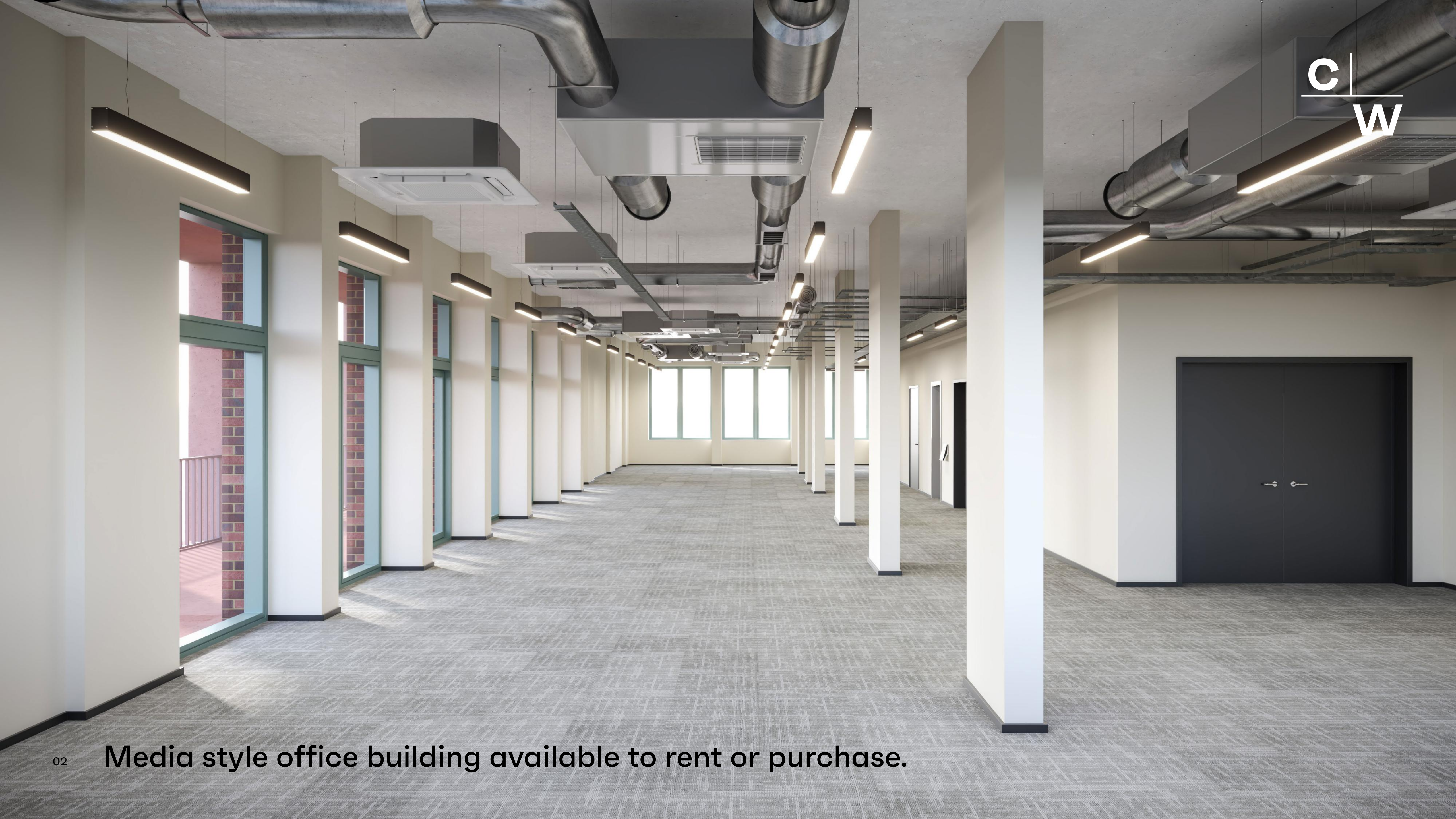


CASK WORKS

FISH ISLAND HACKNEY WICK E3



INSPIRATIONAL HACKNEY WICK & FISH ISLAND

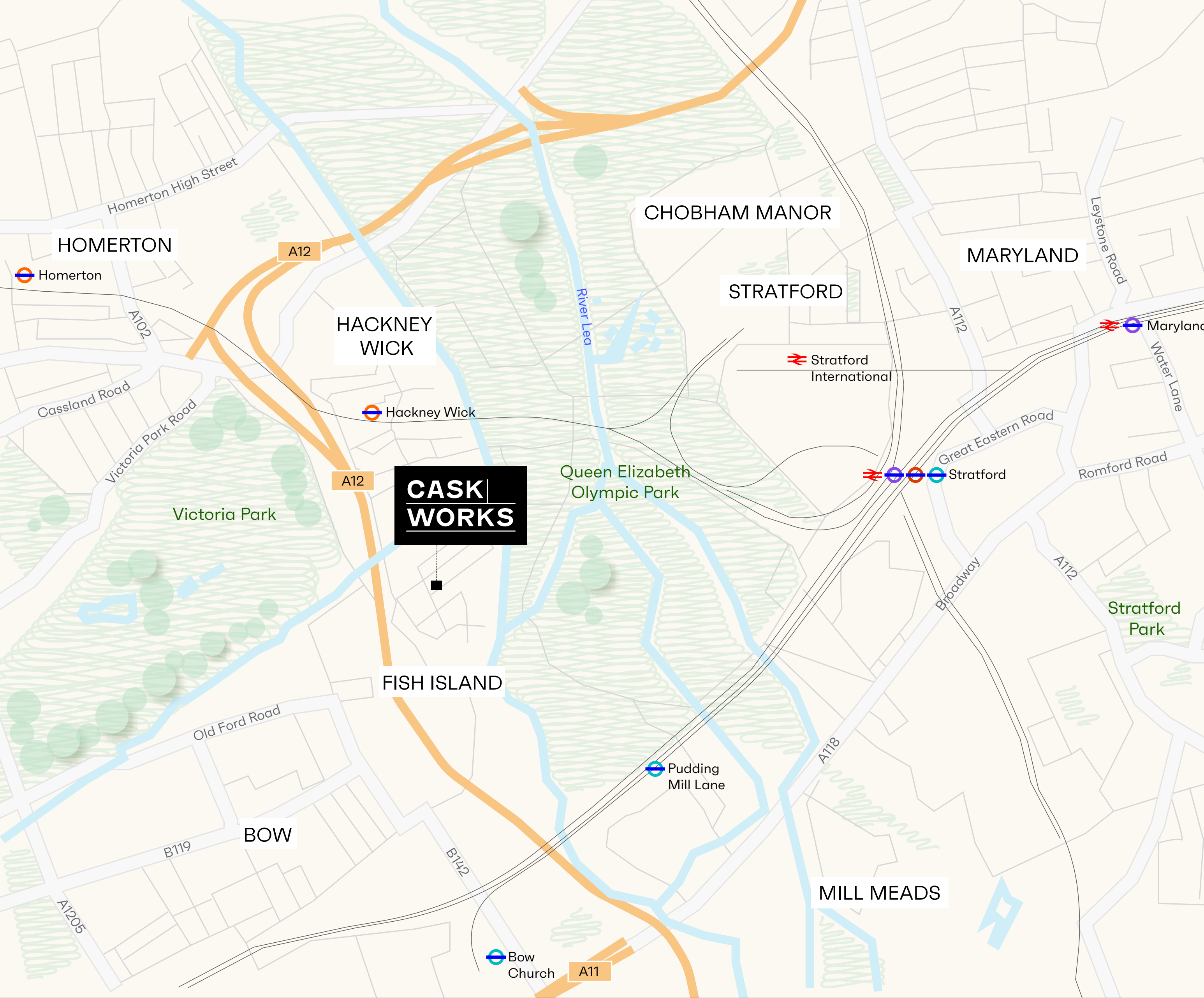
Hackney Wick has been the epicentre of an alternative creative scene since the early noughties. As well as being renowned for its street art, it is currently home to over 250 artists' studios and around 100 creative businesses.

The 2012 London Olympics put the spotlight on this vibrant area and Fish Island has since become a desirable site for businesses and workspaces. With diverse options for eating out and the Queen Olympic Park on its doorstep, plus Stratford International only one stop away, Hackney Wick is set to attract more business to its thriving creative quarter.

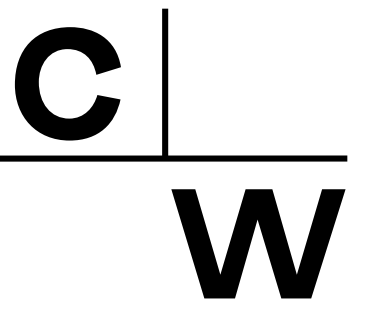
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W







IN GOOD COMPANY







TRANSPORT LINKS WITHIN EASY REACH

A 10-minute stroll to Hackney Wick station and Stratford International is just one stop away where connections can be made with the Elizabeth, Central, Jubilee, and DLR lines. In the opposite direction, the Overground gets you to Highbury & Islington in 12 minutes. From there, King's Cross is just a 2-minute ride on the Victoria line, while Oxford Circus can be reached in 7 minutes.

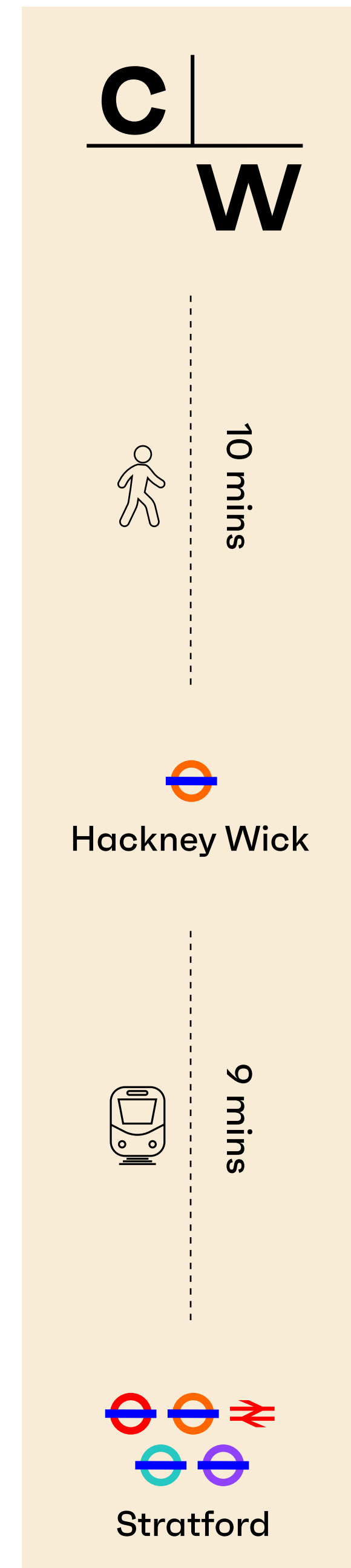
By car, the A12 gets you south of the river via the Blackwall Tunnel in no time. Or, if you prefer to travel on two wheels, there's a Santander Cycle Hire station right next to the Cask Works site.



Journey times

	<p>Overground (From Hackney Wick)</p> <p>09 mins to Stratford 11 mins to Highbury & Islington</p>
	<p>Elizabeth Line (From Stratford)</p> <p>08 mins to Liverpool Street 10 mins to Farringdon 16 mins to Bond Street 20 mins to Paddington 56 mins to Heathrow Airport</p>
	<p>Central Line (From Stratford)</p> <p>10 mins to Bank 20 mins to Oxford Circus 22 mins to Marble Arch 31 mins to Shepherd's Bush</p>
	<p>National Rail (From Stratford International)</p> <p>08 mins to St Pancras International</p>

Journey times approximate. Source Google/tfl.gov.uk.



Cask Works sits on the former site of Truman's first ever brewery, which was established here in 1666. The brewery closed in 1989 but was reopened in 2010 on what is believed to have been the same site, before closing again in 2019.

Cask Works is also part of the redevelopment of the former John Broadwood & Sons piano factory site, built 1902-1932. Remaining structures of the factory still stand at the northeast end of the city block.

A tapering square stock brick chimney stack and the re-roofed three storey boiler house are present, together with truncated walls of other structures. The southern part of the factory, arranged as a perimeter courtyard block with passageways from Stour Road and Beachy Road through to the covered courtyards, was demolished after WWII.

FORMER BROADWOOD PIANO FACTORY SITE



&

FORMER SITE OF THE TRUMAN BREWERY



The scheme will comprise a mixed-use development of Cask Works - a 14,000 sq ft office building, and Wick Park - a 330-unit student accommodation and residential scheme all centred around a central courtyard.

Housed within a 5-storey building with a shared lobby, Cask Works can be accessed via Smeed Road or Beach Road.

The office workspace has the potential to offer flexibility for start-ups and small businesses as floorplates can be subdivided into units for lease, or can be leased/purchased as a whole for larger occupiers.



ACCOMMODATION



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W

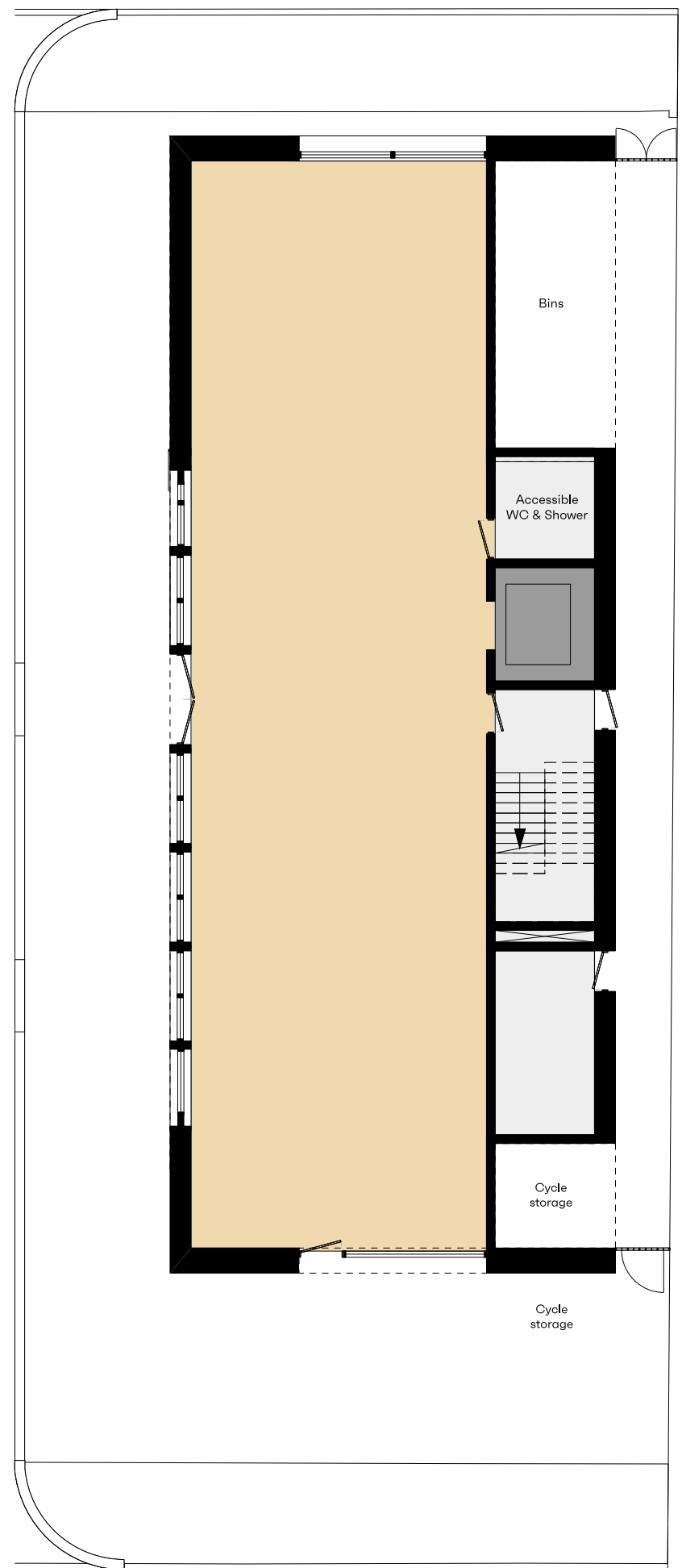
Net internal areas

FLOOR	SQ FT	SQ M
Fourth	2,904	270
Third	2,904	270
Second	2,904	270
First	2,904	270
Ground	2,616	243
TOTAL	14,232 SQ FT	1,323 SQ M



Ground Floor

- Key
- Office
 - Core
 - Lift

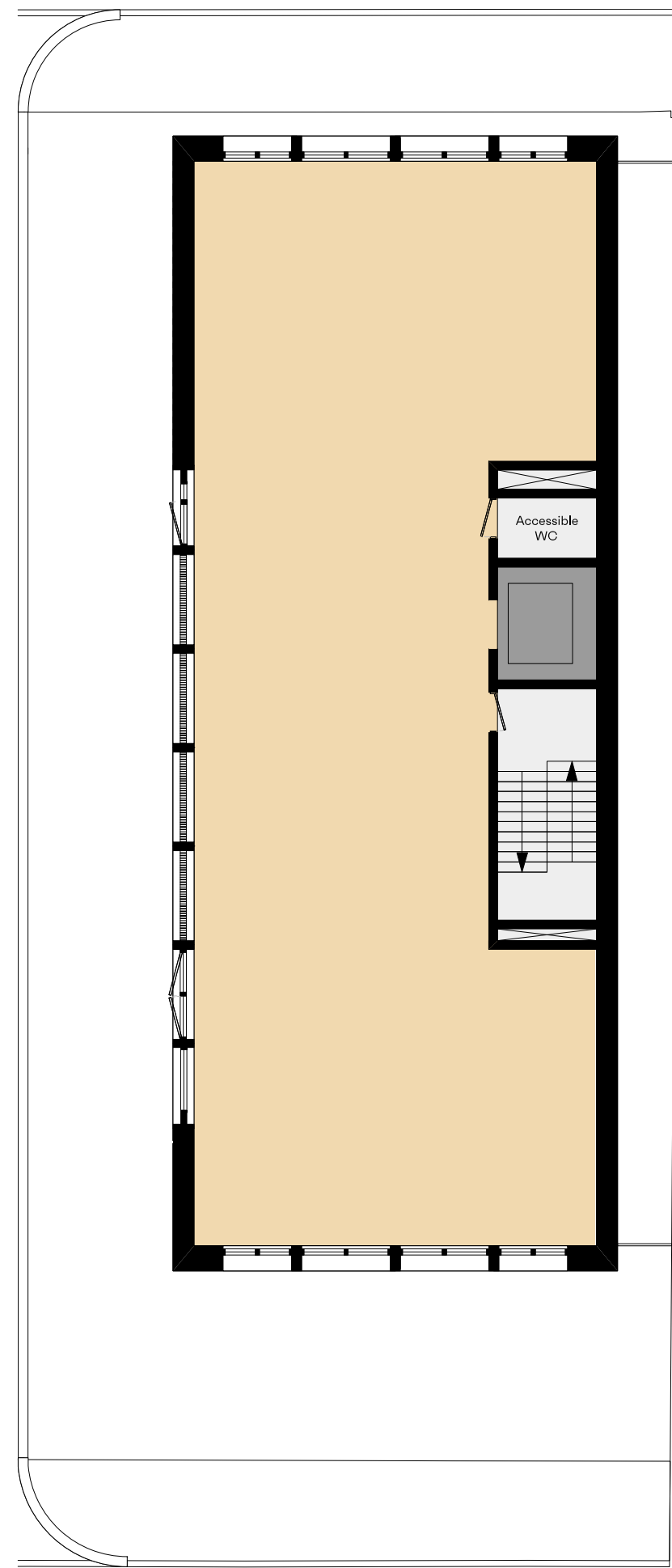


2,616 SQ FT



Fourth Floor

- Key
- Office
 - Core
 - Lift



2,904 SQ FT

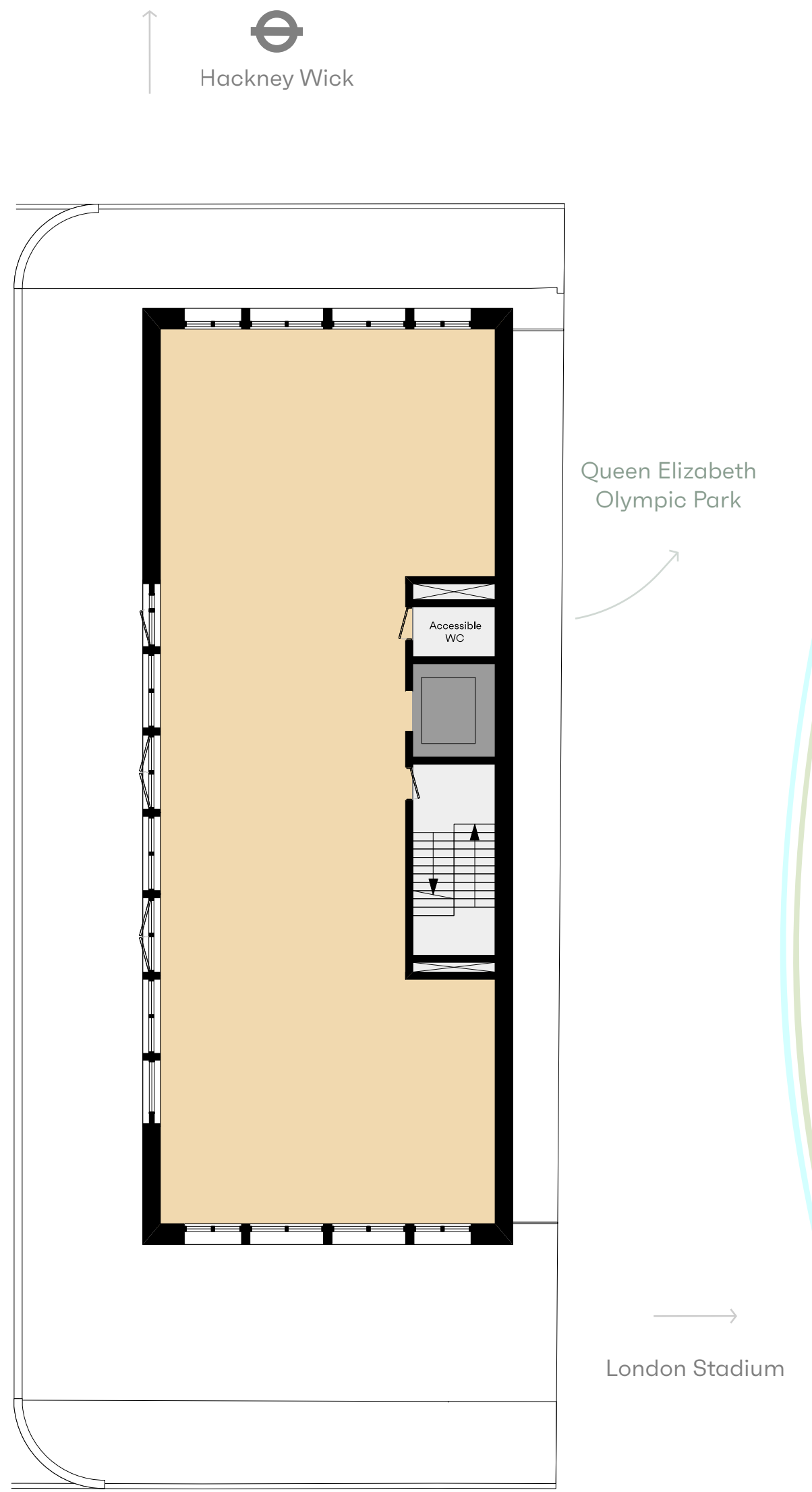
Queen Elizabeth Olympic Park

London Stadium



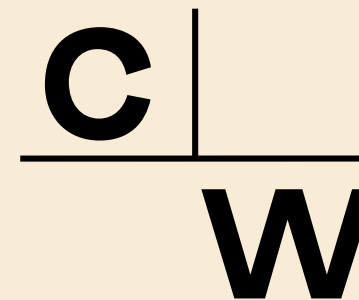
Typical Floor

- Key
- Office
 - Core
 - Lift



2,904 SQ FT

A SPACE THAT WORKS



 Open plan layout for flexibility	 Fitted entrance foyer with reception desk	 Fitted out to Media Style Cat-A
 Fully-fitted WC and shower facilities	 Generous floor to ceiling heights of up to 3.9m	 Powder coated aluminium composite windows
 Raised access metal tile flooring	 Exposed concrete ceilings with exposed utilities	 Dimmable suspended LED lighting
 Ventilation and AC installed	 Recycling and waste facilities	 CCTV security
 Lift access & the Maker's Yard - for deliveries	 Attractive landscaped outdoor areas	 9 cycle parking spaces

INFORMATION & CONTACT

VAT

The building is elected for VAT.

EPC

Available on request.

VIEWINGS

Strictly through the sole agents.

TERMS

Available by way of a new lease or long leasehold purchase.

RENT/SALE

Price on application.



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February 2023.

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CASK

HACKNEY WICK

WORKS

FISH ISLAND E3