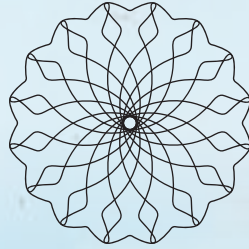


TWO UNITS
UNDER OFFER



**FISH
ISLAND
VILLAGE**
HACKNEY WICK
E3

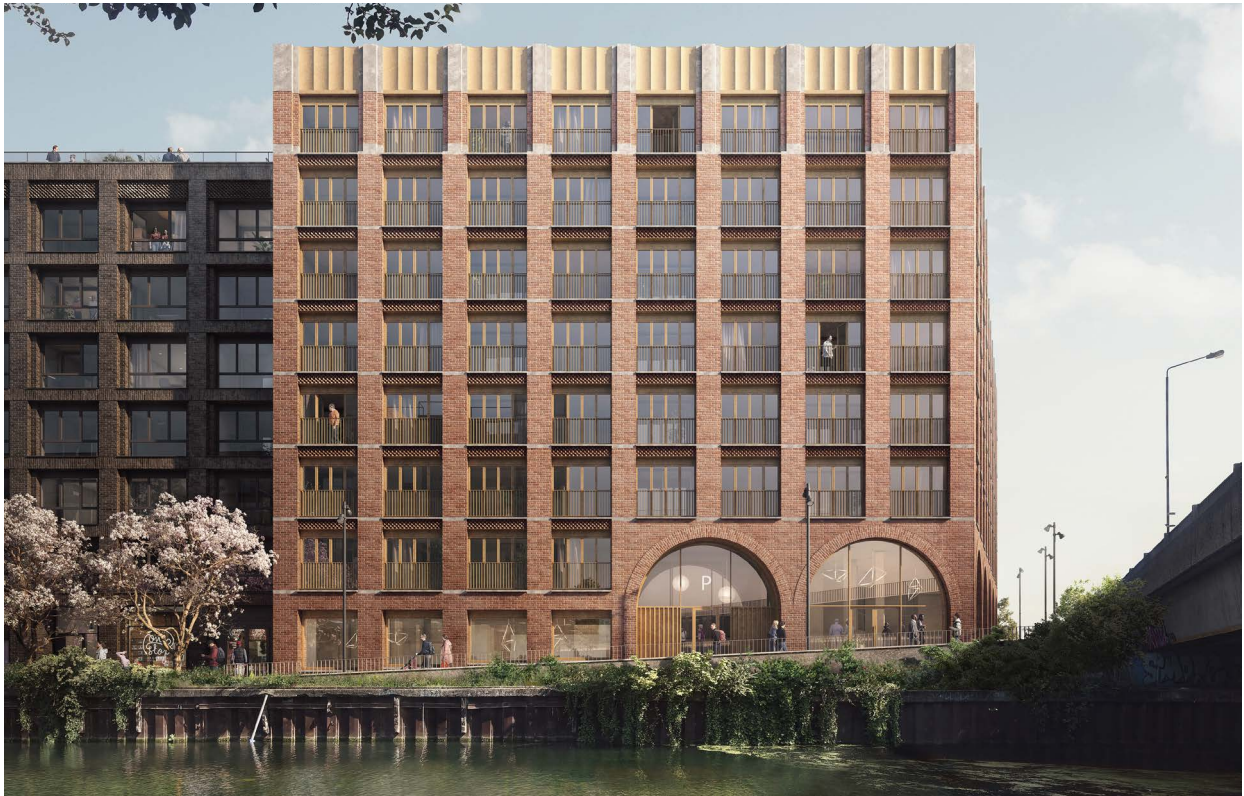
*Dramatic design, industrial vibe with architecture that celebrates
the creativity of Hackney Wick and its rich industrial heritage*

NOW AVAILABLE

CANALSIDE COMMERCIAL USE CLASS E

(SUBJECT TO PLANNING PERMISSION)

INCLUDING RESTAURANT, BAR, CAFÉ AND FITNESS OPPORTUNITIES



The Trampery - now open

*New six-acre campus for fashion, innovation and sustainability
has made its home at Fish Island Village*

FISH ISLAND VILLAGE, WYKE ROAD, LONDON E3 2PL

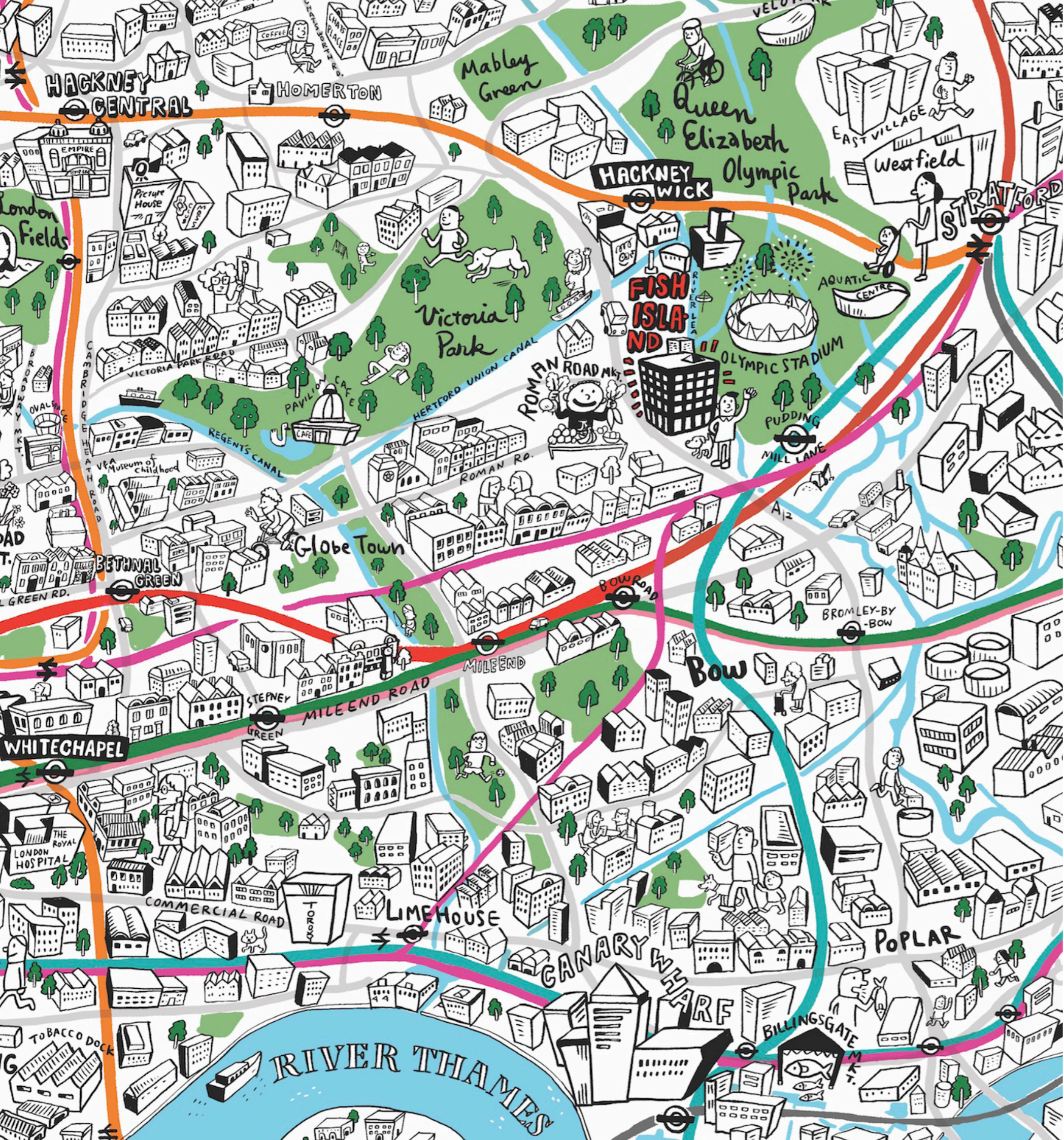
JOINT AGENTS

CBRE
ALL ENQUIRIES
020 7182 2000

ALEX MARTIN
COMMERCIAL
020 7100 2348

 **Peabody**

 **Hill**
The Hill Group





LOCATION

Fish Island Village is located in Hackney Wick, East London, approximately 3.5 miles from central London.

It is a short walk from Hackney Wick Overground station, which is just a five minute journey from Stratford station, with its rail, Underground and DLR connections. Journeys to Zone 1 take 14 minutes, or 18 minutes by bike. There are also good road connections with the A12 close by, which heads straight to the North Circular.

Hackney Wick is a buzzy, creative hub in East London. Small independent stores, cafés and pop-up art works line the canal towpath that runs through the area. Situated between Victoria Park and Queen Elizabeth Olympic Park, it has always been a melting pot for creatives - Fish Island and Hackney Wick has the highest concentration of artists and creatives in Europe., professionals and families, thanks to its proximity to green space, the City, transport links and a thriving cultural scene.

LONDON OVERGROUND From Hackney Wick Station	BY TUBE & RAIL From Stratford Station	ON FOOT From Fish Island Village
 3 MINS Homerton	 3 MINS Mile End	 5 MINS Queen Elizabeth Olympic Park
 5 MINS Hackney Central	 5 MINS Canning Town	 7 MINS London Stadium
 5 MINS Stratford	 5 MINS North Greenwich	 8 MINS Victoria Park
 7 MINS Dalston Kingsland	 7 MINS Canary Wharf	 10 MINS Hackney Wick Station
 10 MINS Hackney Downs	 10 MINS Liverpool Street	 17 MINS Roman Road Market
 16 MINS Camden Road	 16 MINS Bank	 23 MINS Westfield Stratford City
 19 MINS London Fields	 19 MINS London Bridge	
19 MINS Bethnal Green	19 MINS Oxford Circus	
20 MINS King's Cross		
24 MINS Liverpool Street		



THE SCHEME

Fish Island Village is a vibrant canalside community, comprising modern apartments and unique spaces to live and work.

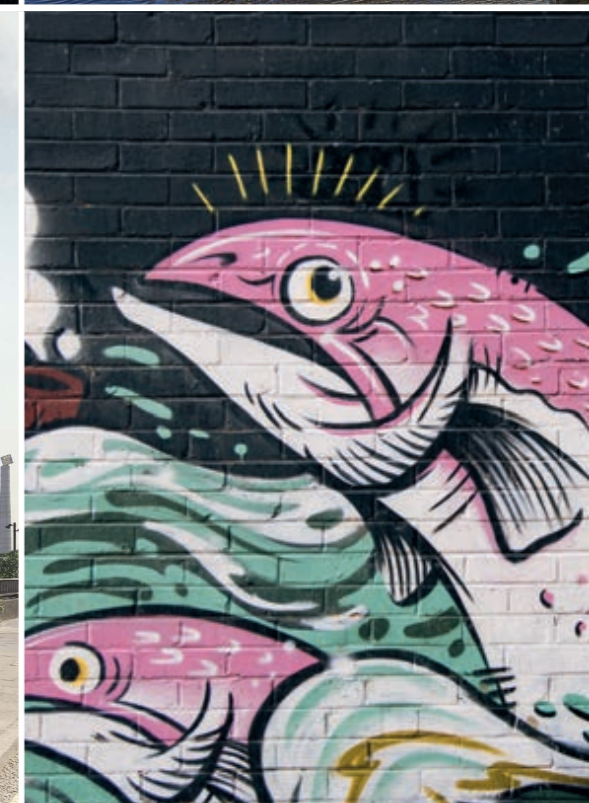
There are 580 new homes, a concierge, gym, workspace facilities for 500 people, and 62 commercial studio spaces. Outside, four new public amenity spaces and 200m of newly accessible canalside frontage create an attractive setting for local residents and visitors, as well as those who live at the development.

The heart of Fish Island Village is Lofthouse Square. This unique and distinctive public plaza is a welcoming arrival point for people walking through the village, and also benefits from open access to the water's edge, providing residents with the chance to sit back and enjoy the view.

Another key feature at Fish Island Village is The Trampery, an innovative provider of workspaces and venues, which will draw even more people to this destination.



“
A RANGE OF
COMMERCIAL
OPPORTUNITIES
AT THIS NEW
EAST LONDON
DESTINATION.
”



THE TRAMPERY

FISH ISLAND VILLAGE

The Trampery is an exciting purpose-led enterprise dedicated to making business a positive force in society. .

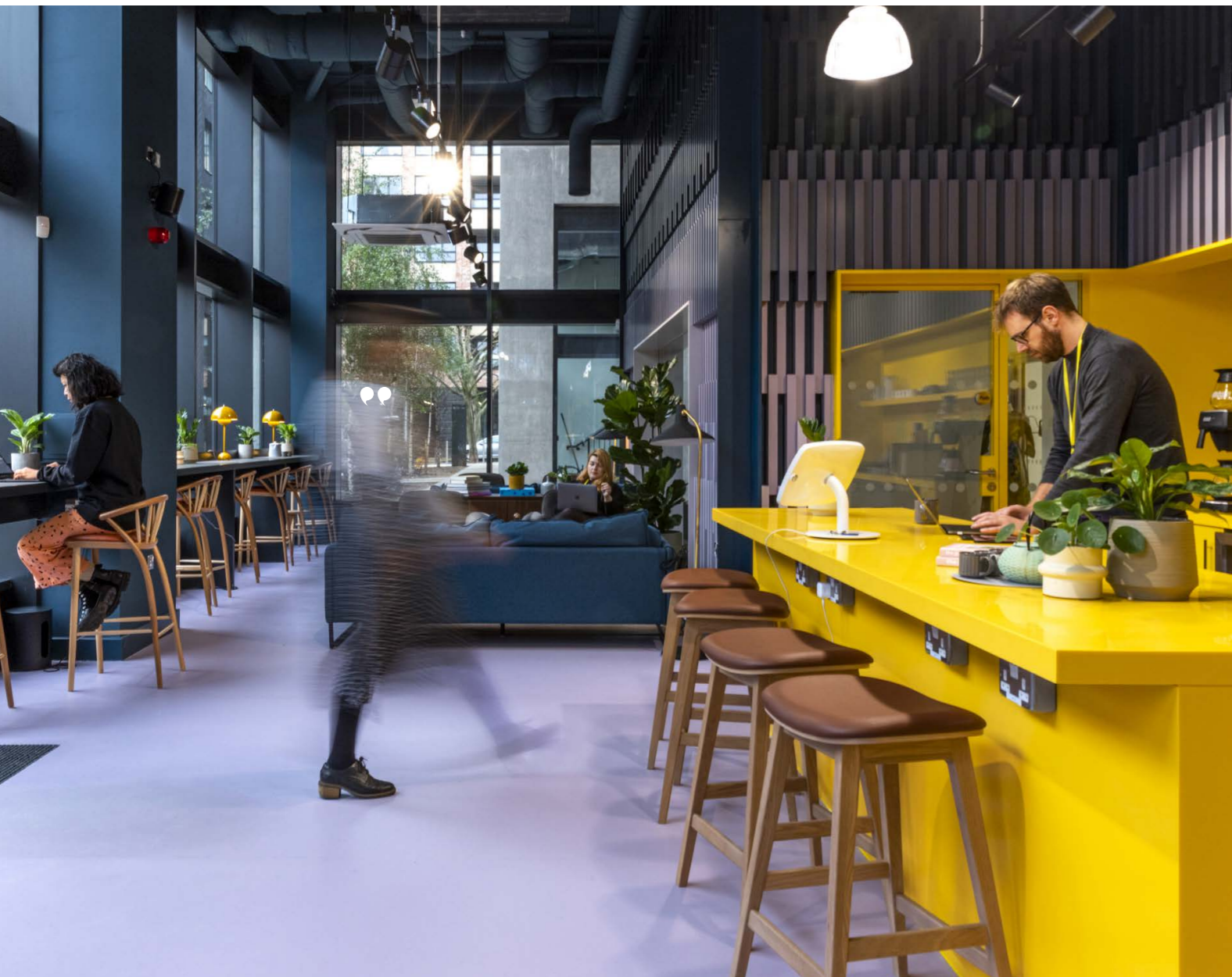
It has six venues across London, offering workspaces, studios and event space, specially designed for creative industries, start-ups and entrepreneurs.

The Trampery at Fish Island Village is London's new campus for fashion, innovation and sustainability. It features studios, facilities and social spaces, and brings together London's

most talented fashion designers and entrepreneurs, providing everything they need to help them grow.

The six acres campus features studios, facilities, co-working and social spaces spread over 10 buildings, all with superb energy efficiency.

A diverse array of artisan businesses, makers and creatives have already made their home at The Trampery, helping to attract even more people to Fish Island Village.



FIBRELAB

BEEN
LONDON

SABINNA



COMMERCIAL SPACE AVAILABLE



THE DETAILS

ACCOMMODATION

Unit A: available as a whole or split as follows:

Ground level: 181.20 sq m (1,950 sq ft)

Mezzanine: 131 sq m (1,410 sq ft)

Unit B: 168.90 sq m (1,818 sq ft)

Unit C: 189.50 sq m (2,040 sq ft)

Unit D: 85.50 sq m (920 sq ft)

Unit E: 123.30 sq m (1,327 sq ft)

Outside seating available, subject to licence

Use: Class E

EPC rating: Available on request.

SPECIFICATION

- Shell finish
- Capped off services and utilities
- Full landlord technical pack available on request

TERMS

New leases available for a term to be agreed.

BUSINESS RATES

Interested parties to make their own enquiries via the local authority.

TIMINGS

Now available.

PRICE:

Upon request.

GET IN TOUCH

Viewing strictly by appointment with the agent only. For more information about this commercial opportunity at Fish Island Village, please contact our joint agents:

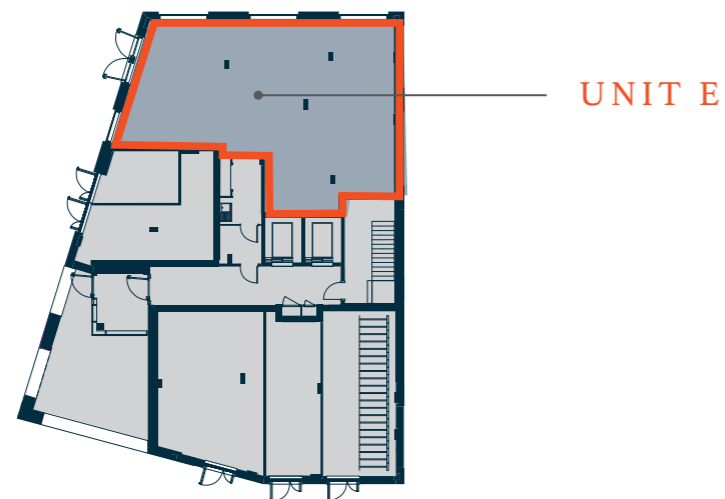
CBRE

Contact: Piers Finley
E: Piers.Finley@cbre.com
M: 07557 449663

Contact: Nathan Probert
E: Nathan.Probert@cbre.com
M: 07500 982706

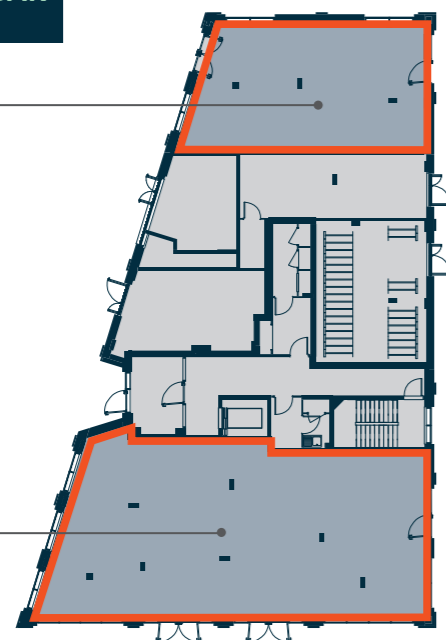
ALEX MARTIN

Contact: Joe Fox
E: joe@alexmartin.co.uk
M: 07469 170 711

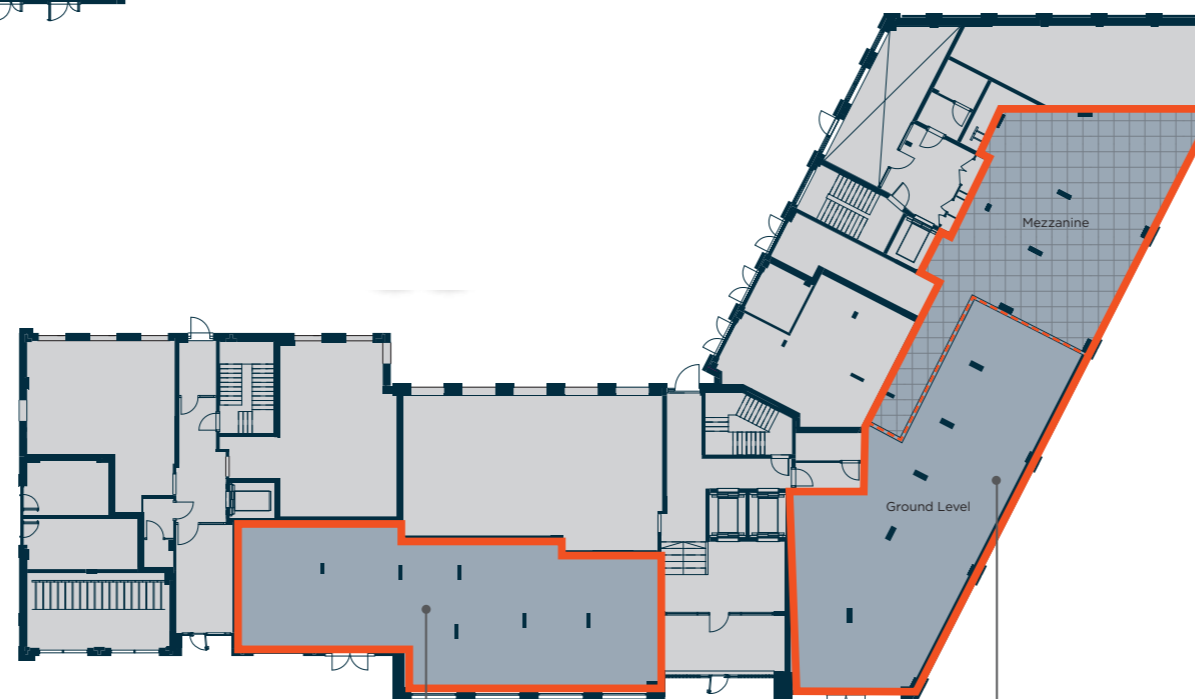


UNIT E

UNIT D
UNDER OFFER TO
TRENDY NAIL BAR



UNIT C
UNDER OFFER TO
INDEPENDENT
PIZZERIA



OUTSIDE SEATING

CANAL

UNIT B

UNIT A



The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract.



COMMERCIAL SPACE WITH HILL AND PEABODY



The Scene, Walthamstow



Eddington market square



Neal Street WC2

Fish Island Village has been created as a joint venture between award-winning housebuilder Hill and Peabody, one of London's oldest and largest housing associations.

In this unique collaboration, two established names in the field of development and regeneration have joined forces to build a vibrant new canalside neighbourhood with an exciting range of commercial opportunities.

As one of the UK's leading housebuilders, Hill specialises in developing distinctive new homes across London and the South East, bringing together award-winning design and sustainable materials to create unique properties and communities. This family-run company builds in excess of 2,000 homes a year, many of which are affordable homes

built via joint venture collaborations with government, local authorities and housing associations. Hill has won more than 450 industry awards over the past 20 years.

Founded in 1862 by banker and philanthropist George Peabody, Peabody now manages more than 76,000 homes across London and the South East, looking after over 155,000 residents. We also own and manage over 400 commercial units situated at our schemes throughout London, occupied by businesses that serve the local communities. We are delivering many more commercial opportunities within our development pipeline and place great importance on ensuring the spaces are designed to be suitably attractive to the best mix of occupiers at each location.

hill.co.uk | peabody.org.uk



JOINT AGENTS

