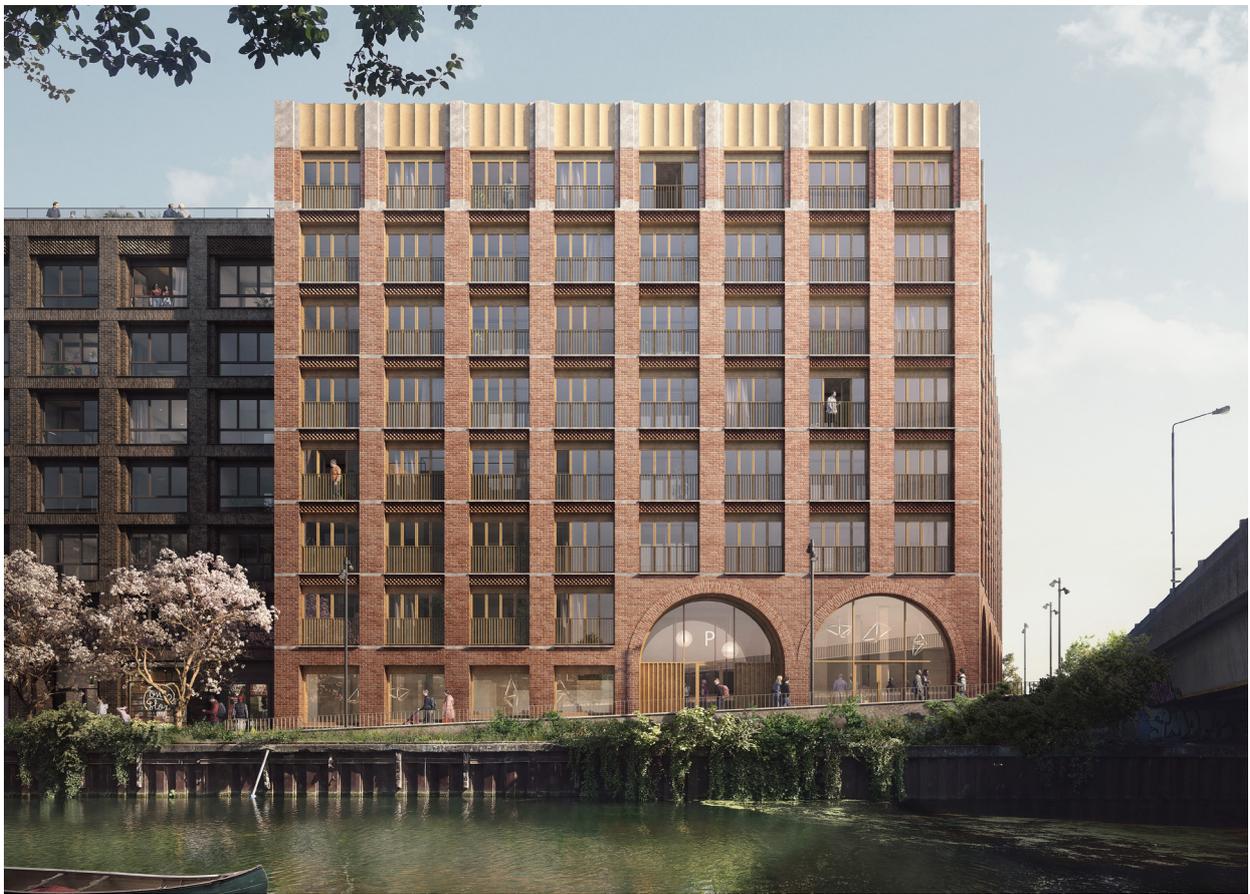


FISH ISLAND VILLAGE

HACKNEY WICK
E3

*CANALSIDE COMMERCIAL USE CLASS E
(SUBJECT TO PLANNING PERMISSION)
INCLUDING RESTAURANT, CAFÉ AND FITNESS OPPORTUNITIES*

NOW AVAILABLE



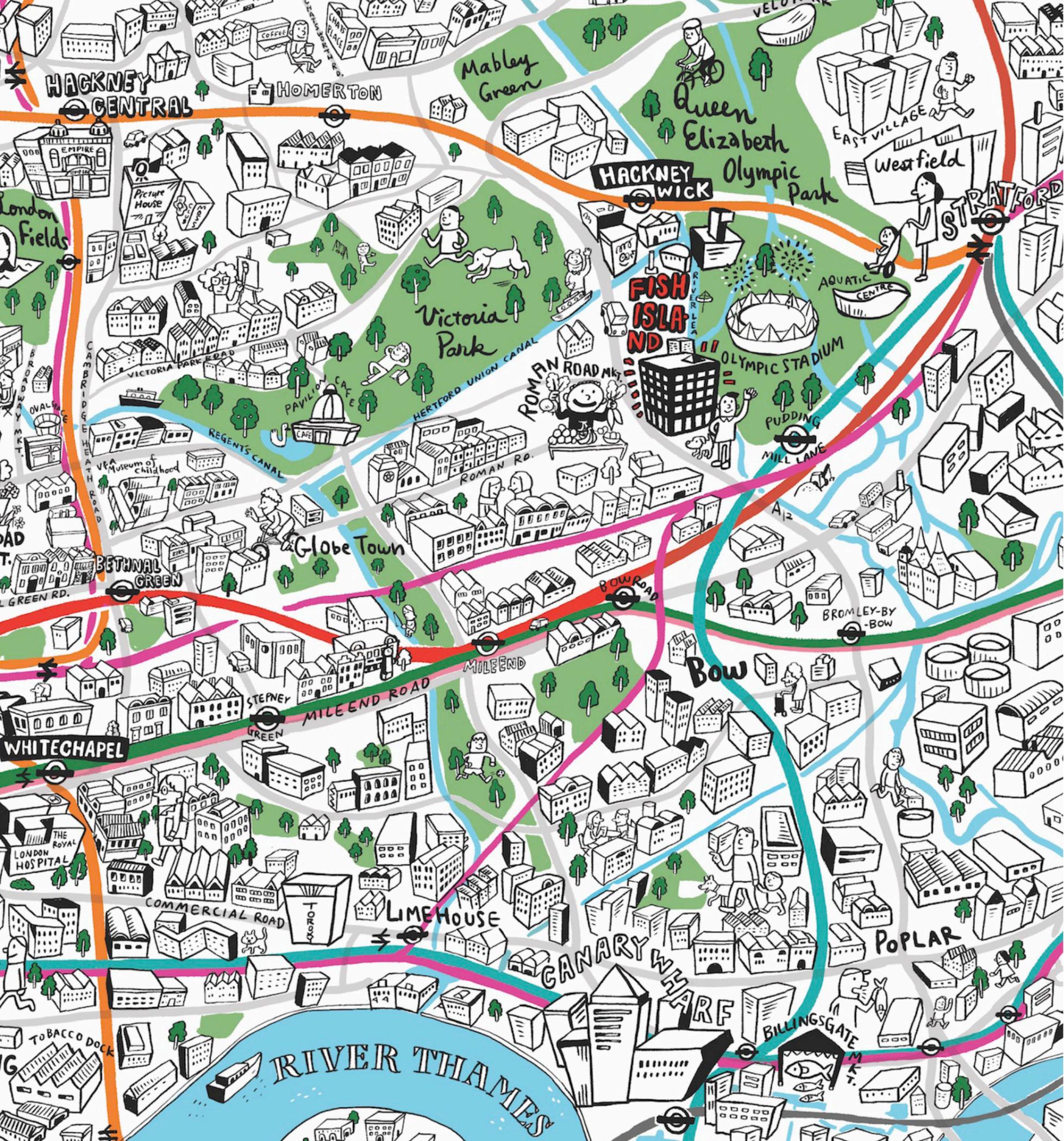
FISH ISLAND VILLAGE

WYKE ROAD, LONDON E3 2PL



ALL ENQUIRIES
020 7494 6900





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
- 5 MINS Hackney Central
- 5 MINS Stratford
- 7 MINS Dalston Kingsland
- 10 MINS Hackney Downs
- 16 MINS Camden Road
- 19 MINS London Fields
- 19 MINS Bethnal Green
- 20 MINS King's Cross
- 24 MINS Liverpool Street

- 3 MINS Mile End
- 5 MINS Canning Town
- 5 MINS North Greenwich
- 7 MINS Canary Wharf
- 10 MINS Liverpool Street
- 16 MINS Bank
- 19 MINS London Bridge
- 19 MINS Oxford Circus

- 5 MINS Queen Elizabeth Olympic Park
- 7 MINS London Stadium
- 8 MINS Victoria Park
- 10 MINS Hackney Wick Station
- 17 MINS Roman Road Market
- 23 MINS Westfield Stratford City



THE SCHEME

Fish Island Village is a vibrant canalside community, comprising modern apartments and unique spaces to live and work. Full occupation is expected by summer 2022.

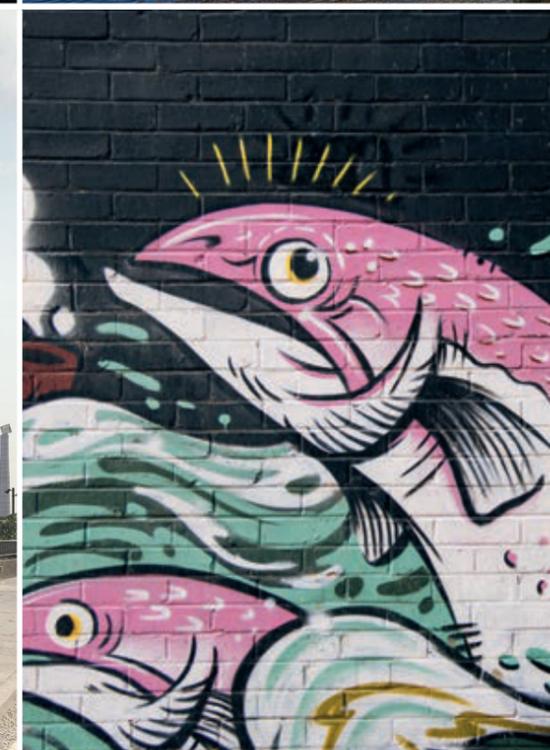
There are 580 new homes, a concierge, gym, workspace facilities for 500 people, and 62 commercial studio spaces. Outside, four new public amenity spaces and zoom of newly accessible canalside frontage create an attractive setting for local residents and visitors, as well as those who live at the development.

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.

Fish Island Village is also home to The Trampery, London's new campus for fashion, innovation and sustainability. It features studios, facilities and social spaces, and will bring together London's most talented fashion designers and entrepreneurs, providing everything they need to help them grow.



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



COMMERCIAL SPACE AVAILABLE



THE DETAILS

ACCOMMODATION

Unit A:	312.15 sq m	(3,360 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)

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

Q4 2021.

PRICE:

Upon request.

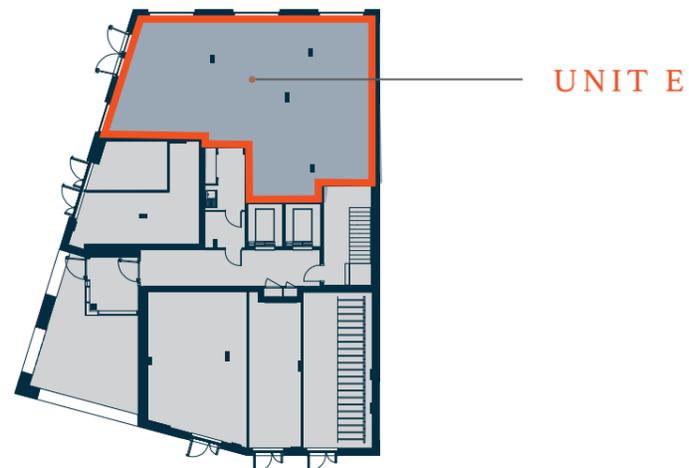
GET IN TOUCH

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

CWM Retail Property Advisors LLP

Contact: Piers Finley
E: piers.finley@cwm.co.uk
M: 07557 449663

Contact: Ed Pell
E: ed.pell@cwm.co.uk
M: 07811 830879

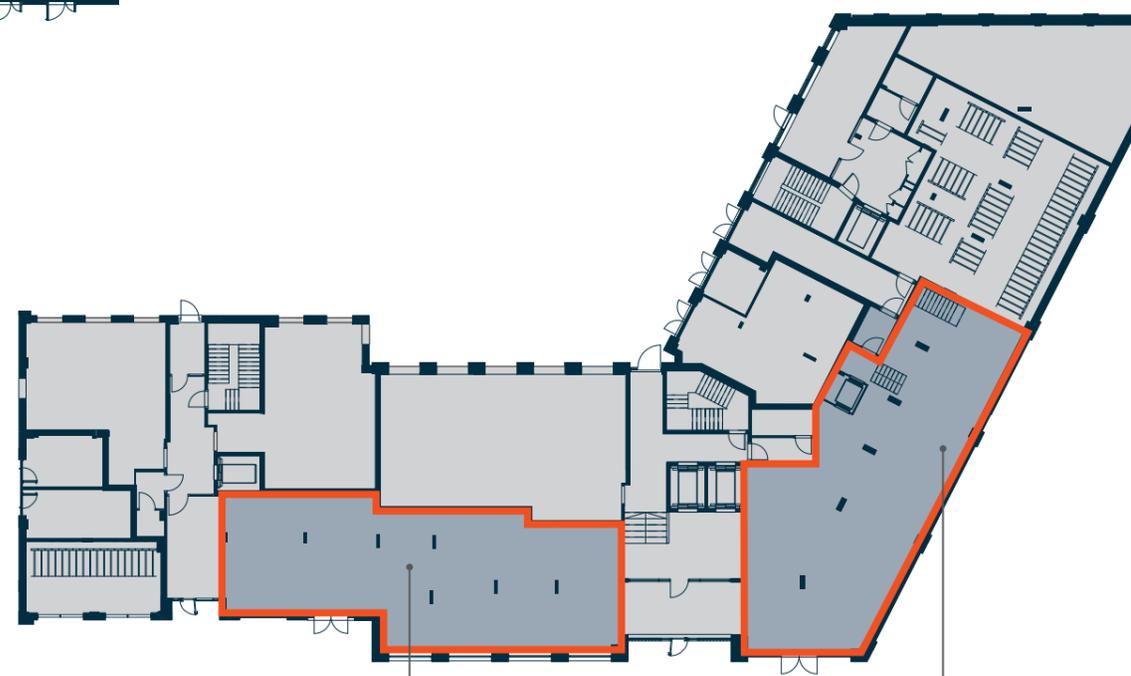
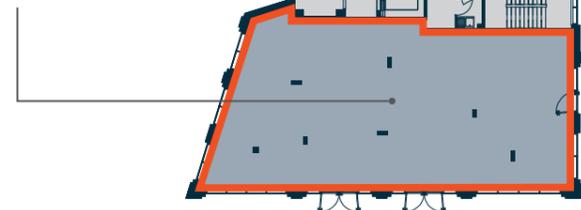


UNIT E

UNIT D



UNIT C



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



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



ALL ENQUIRIES
020 7494 6900

