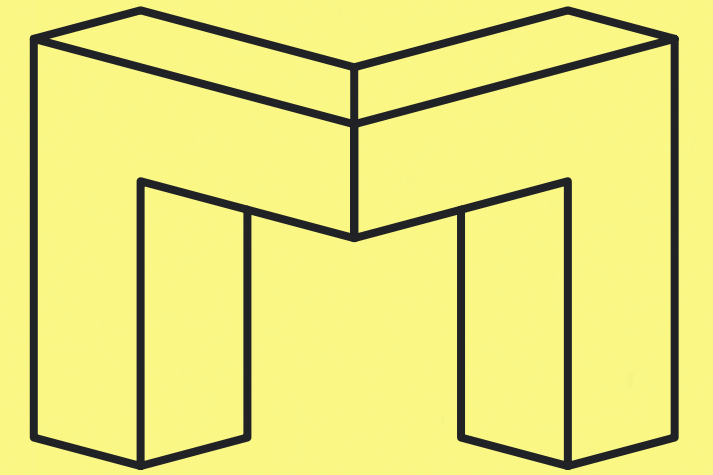


Dace Road
Hackney Wick
London E3



Makers Corner

Mixed Use
Self Contained
Units Available

From 595 Sq ft
to 5,022 Sq ft



Made for

Makers Corner is located in the heart of Hackney Wick's Fish Island Village and is part of an architecturally designed mixed-use scheme arranged around a central public courtyard.

- Range of units from 595 sq ft, up to 5,022 sq ft
- In a popular Hackney Wick location in East London
- Ground floor units with excellent frontage and branding opportunities
- Shell & core handover specification with 3 phase power supply
- B1(c), B2, and B8 uses
- Class E (retail/ leisure) uses considered, subject to planning



Inspiration



Canary Wharf

City of London

Blackwall Tunnel

River Thames

A12

London Fields

Bow Church
⊖

Bow Road
⊖

Homerton
⊖

Victoria Park

London Stadium

Makers
Corner

UCL East

A12

London Aquatics
Centre

Hackney Wick
⊖

Sadler's Wells East

CRATE

London College
of Fashion

Queen Elizabeth
Olympic Park

Copper Box Arena

River Lee

Stratford
⊖ ⊖ ⊖ ⊖ ⊖

Stratford International
⊖ ⊖

Here East

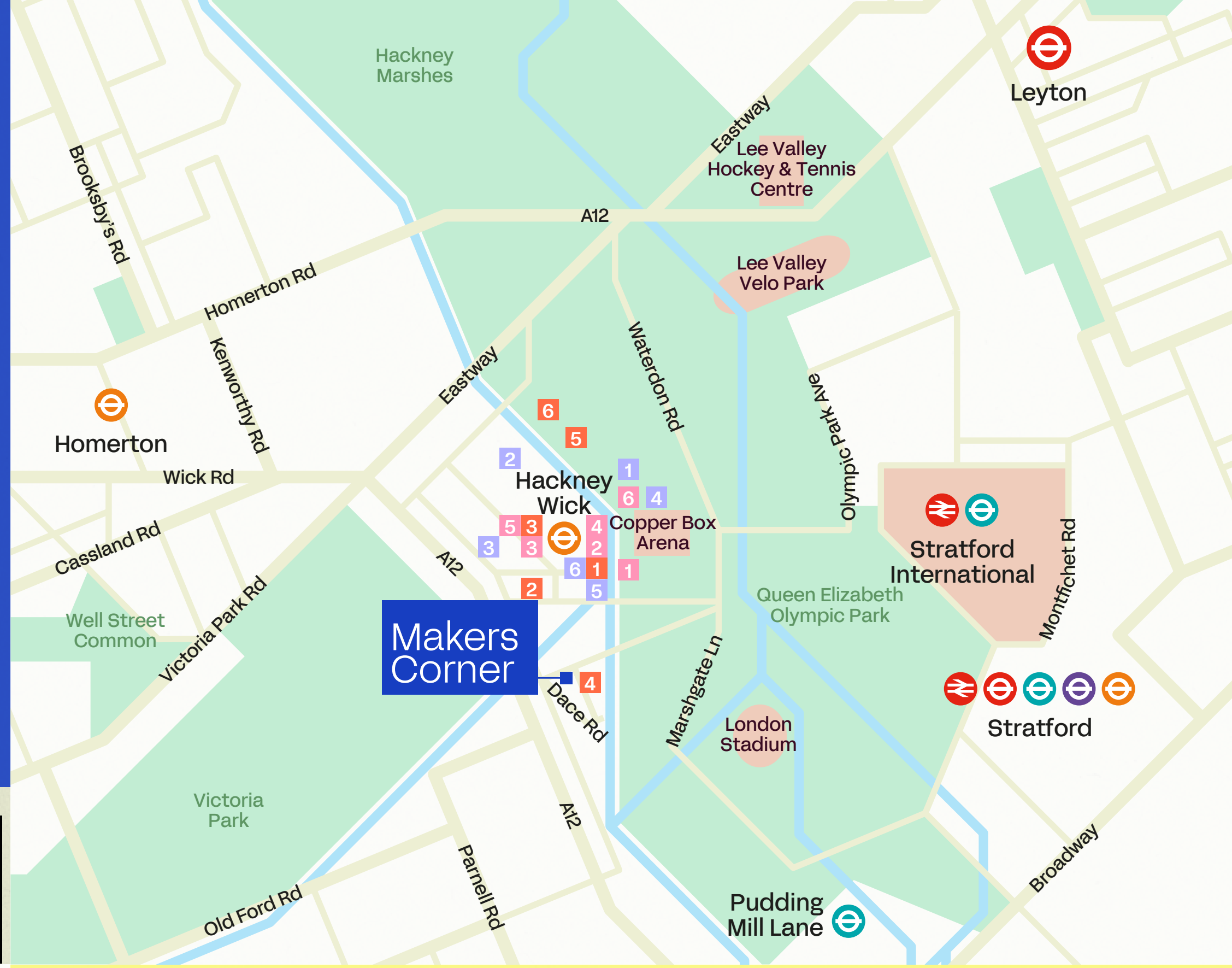
Made for

The property is located in Hackney Wick's Fish Island, within the London Borough of Tower Hamlets.

It is known for its Victorian industrial buildings, many of which continue to home companies in the creative, design and makers sector in both self-contained and cooperative workspaces. This former industrial heartland has been revitalised into a creative area that has greatly benefited from the legacy of the Olympics, and has quickly become a hub for occupiers including West Ham FC, government departments, institutional charities, NGO's, leading universities, and tech companies alike.

Local Occupiers

BRITISH COUNCIL	CANCER RESEARCH UK
HM Revenue & Customs	UCL
V&A	unicef
Westfield	FCA FINANCIAL CONDUCT AUTHORITY
WEST HAM UNITED LONDON	SADLERS WELLS



Social



Hertford Union Canal



London Stadium



V&A

Coffee

- 1 The Roasting Shed
- 2 Bad Coffee
- 3 Thingy Café
- 4 Badu Café
- 5 CoffeeDrop
- 6 HWK Coffee

Restaurants

- 1 Silo
- 2 Burnt Umber Brasserie
- 3 Slice Club
- 4 Lanterna
- 5 Gotto Trattoria
- 6 The Breakfast Club

Bars & Pubs





- 1 Barge East
- 2 Howling Hops
- 3 CRATE
- 5 No90
- 6 Lord Napier Star
- 7 Nico's Bar

Made for

Transport is provided via nearby Hackney Wick Overground station, which is just a short walk away and has undergone a comprehensive refurbishment programme.

Stratford International Station is only a 15-minute walk away and provides access to the Elizabeth, Central, and Jubilee lines, Overground, DLR, and National Rail.

Cycle Times

 Victoria Park	03 mins
 Stratford Int.	05 mins
 London Fields	07 mins
 Shoreditch High St	12 mins

Stratford
From Hackney Wick
via London Overground



**King's Cross
St Pancras**
From Stratford Int.
via National Rail



**Liverpool
Street**
Stratford via Elizabeth line



**Canary
Wharf**
From Pudding Mill Lane via DLR



**Tottenham
Court Road**
Stratford via Elizabeth line



**London City
Airport**
From Stratford High Street via DLR



- 1 Stratford Station
- 2 London City Airport



Made for

A range of ground floor units within the popular Hackney Wick Fish Island area. The units are available finished to a shell & core specification with glazed windows, capped-off services and three phase power.

The units benefit from B1(c), B2 & B8 uses and would suit a range of further uses including: Retail, Fitness/ Leisure and Education / Training, subject to planning consents.

Alternative or occupier specific handover specifications are considered subject to terms.



Collaboration



Leisure use



Retail use



Educational use



Fitness use

*subject to planning

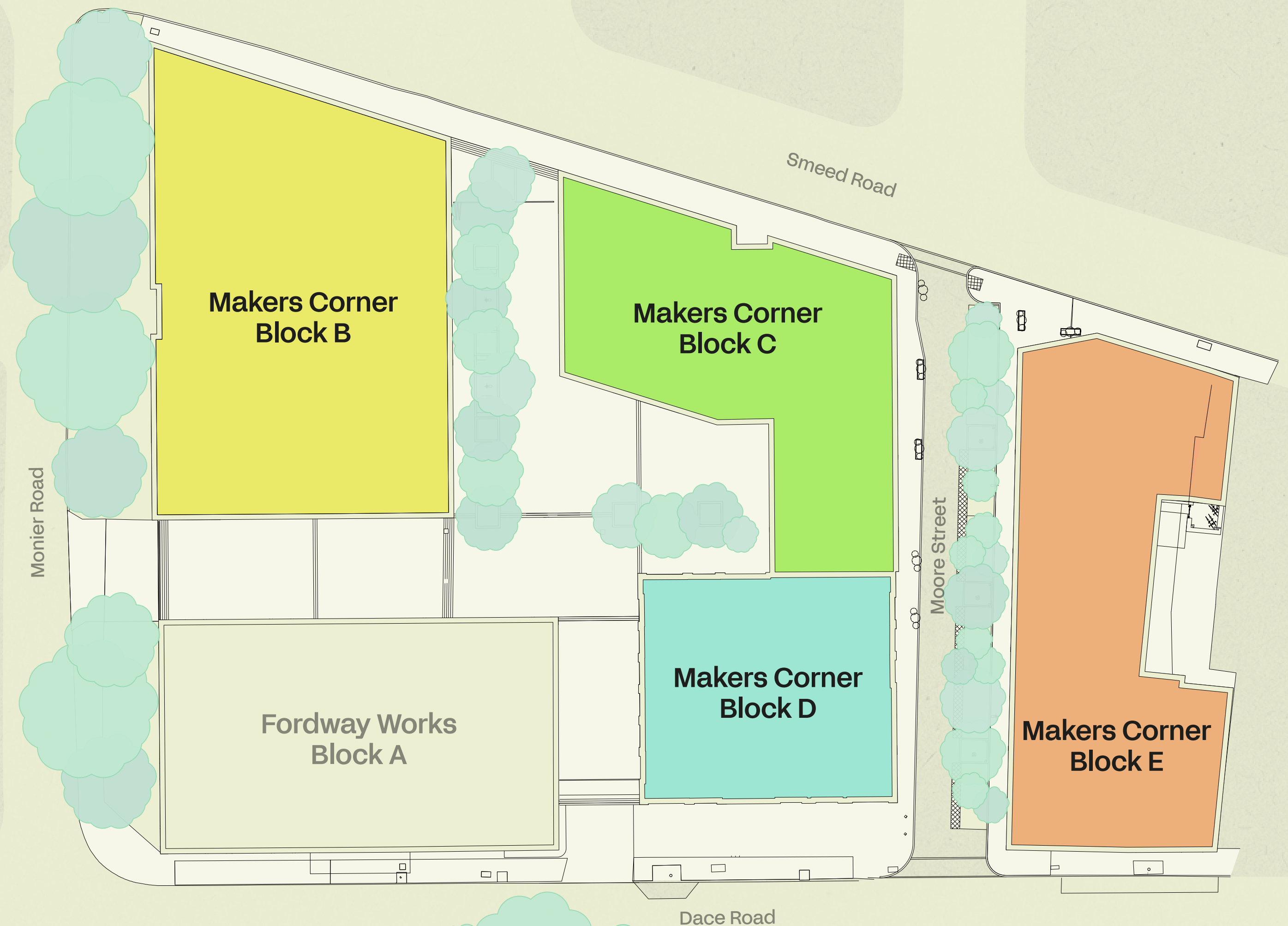
Made for

16 units are available within four blocks, arranged around a central courtyard.

Block	Sq ft	Sq m
B	6,107	567.4
C	5,529	513.6
D	3,238	300.8
E	5,022	466.7
Total	19,896	1,848.5



For indicative purposes only. Not to scale.

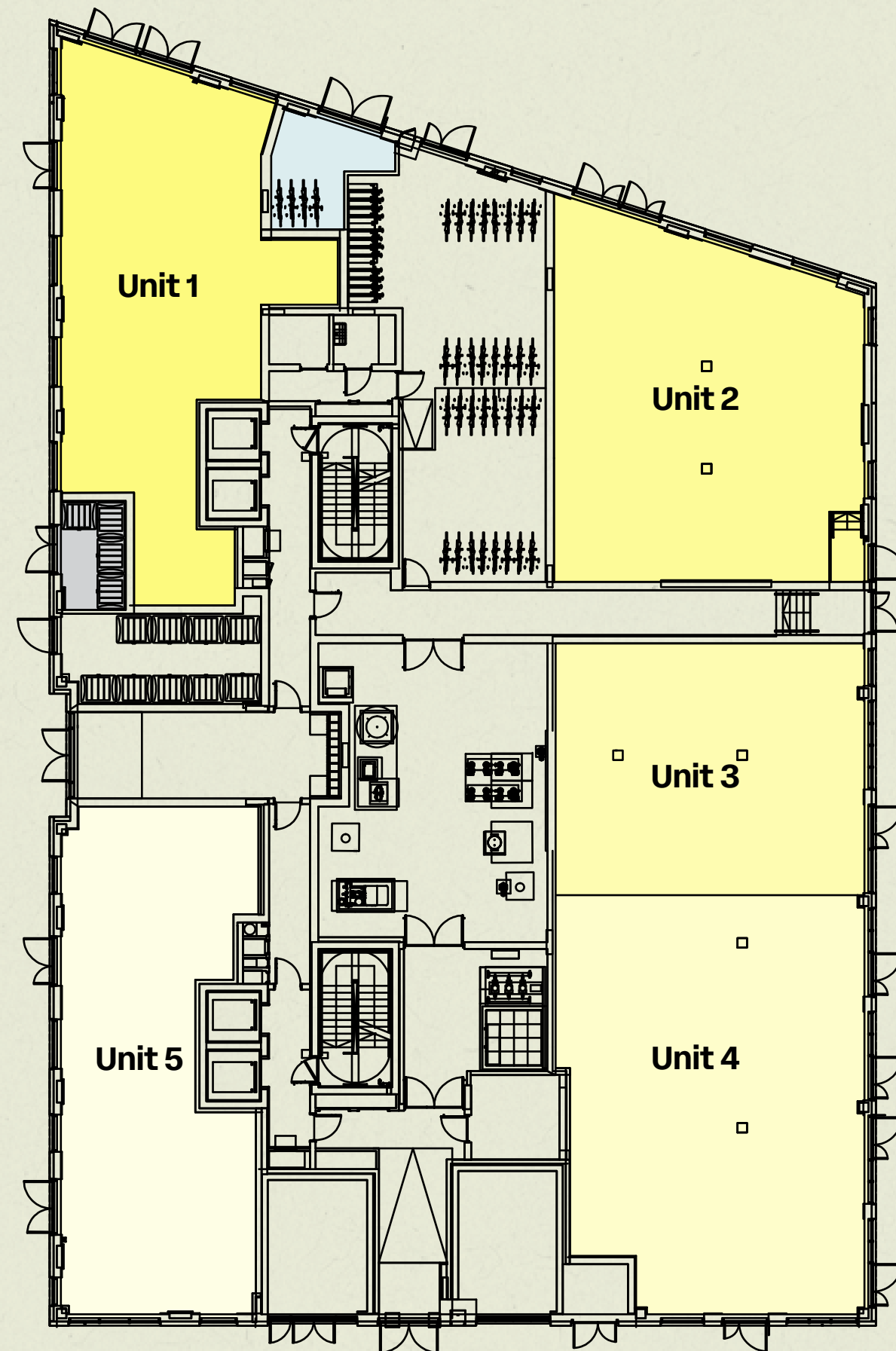


Flexibility

Block B — Ground Floor

Unit	Sq ft	Sq m
1	1,207	112.1
2	1,307	121.4
3*	946	87.9
4*	1,509	140.2
5	1,138	105.8
Total	6,107	567.4

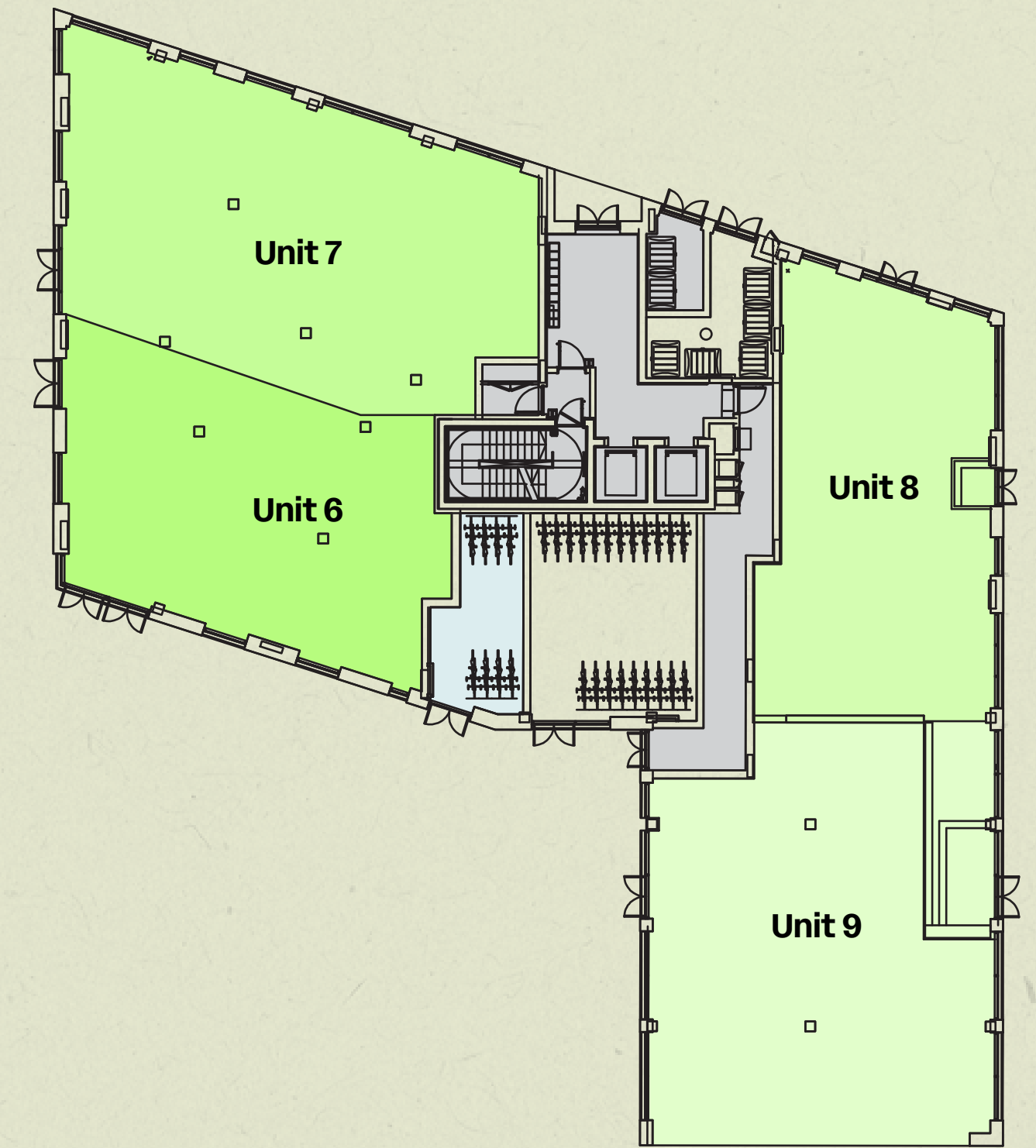
*Dividing wall has been installed however occupation of the whole demise could be considered subject to terms.



Block C — Ground Floor

Unit	Sq ft	Sq m
6*	904	84.0
7*	1,798	167.0
8	1,142	106.1
9	1,685	156.5
Total	5,529	513.6

*Dividing wall has been installed however occupation of the whole demise could be considered subject to terms.

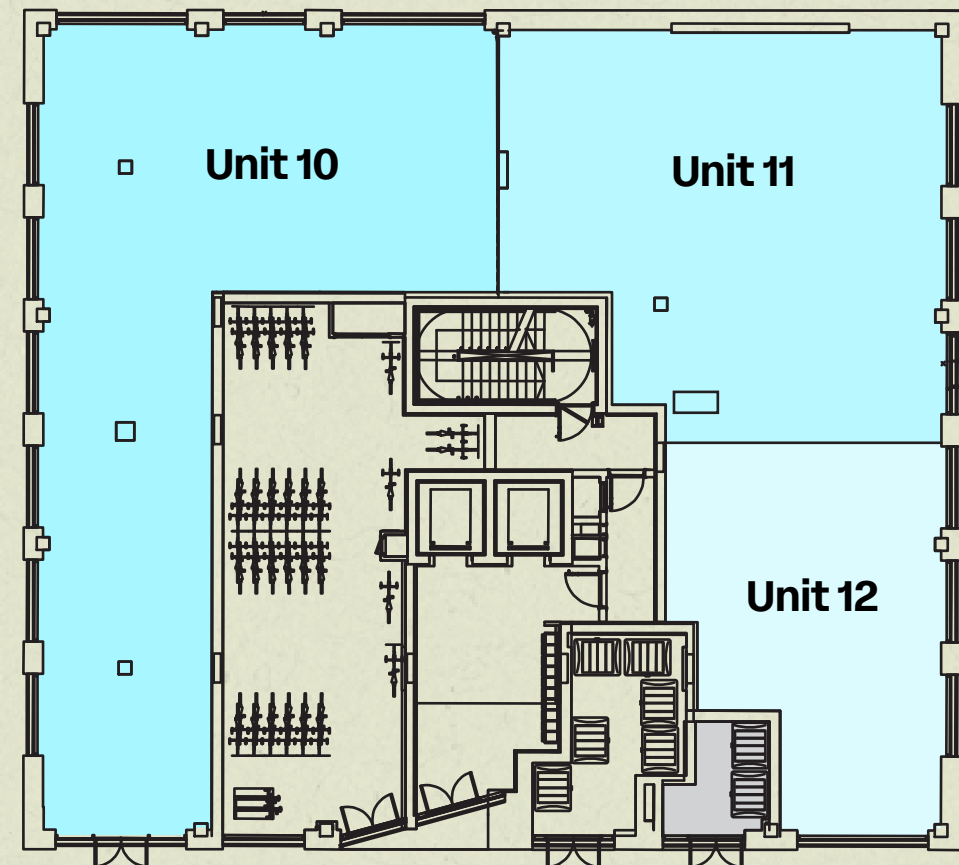


For indicative purposes only. Not to scale.

Block D — Ground Floor

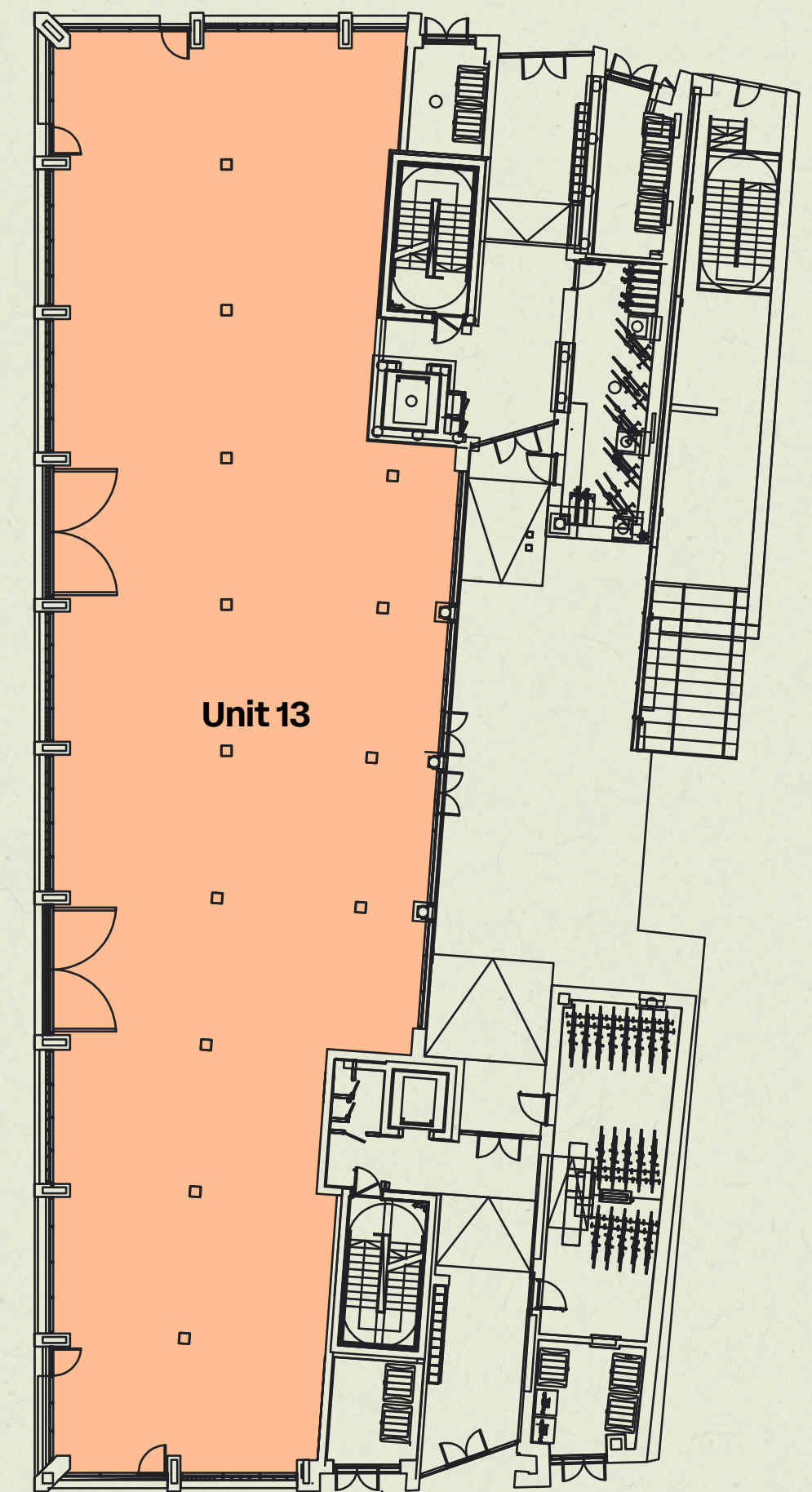
Unit	Sq ft	Sq m
10*	1,538	142.8
11*	1,105	102.7
12*	595	55.3
Total	3,238	300.8

*Dividing wall has been installed however occupation of the whole demise could be considered subject to terms.



Block E — Ground Floor

Unit	Sq ft	Sq m
13	5,022	466.7
Total	5,022	466.7



For indicative purposes only. Not to scale.

Get in Touch

VAT

VAT elected.

EPC

On request.

Rates

To be assessed.

Further information

Technical information available upon request.

Rent

Please get in touch.

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Dace Road, Hackney Wick, London E3