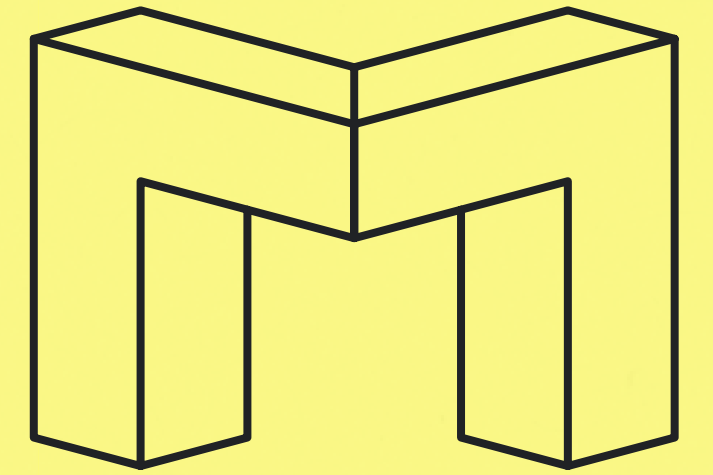


Dace Road  
Hackney Wick  
London E3



# Makers Corner

Mixed Use  
Self Contained  
Units Available

From 774 Sq ft  
to 5,852 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 774 sq ft, up to 5,852 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

River Thames

Blackwall Tunnel

London Fields

A12

Bow Church  
⊖

Homerton  
⊖

Bow Road  
⊖

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



# Connections

- 1 Stratford Station
- 2 London City Airport

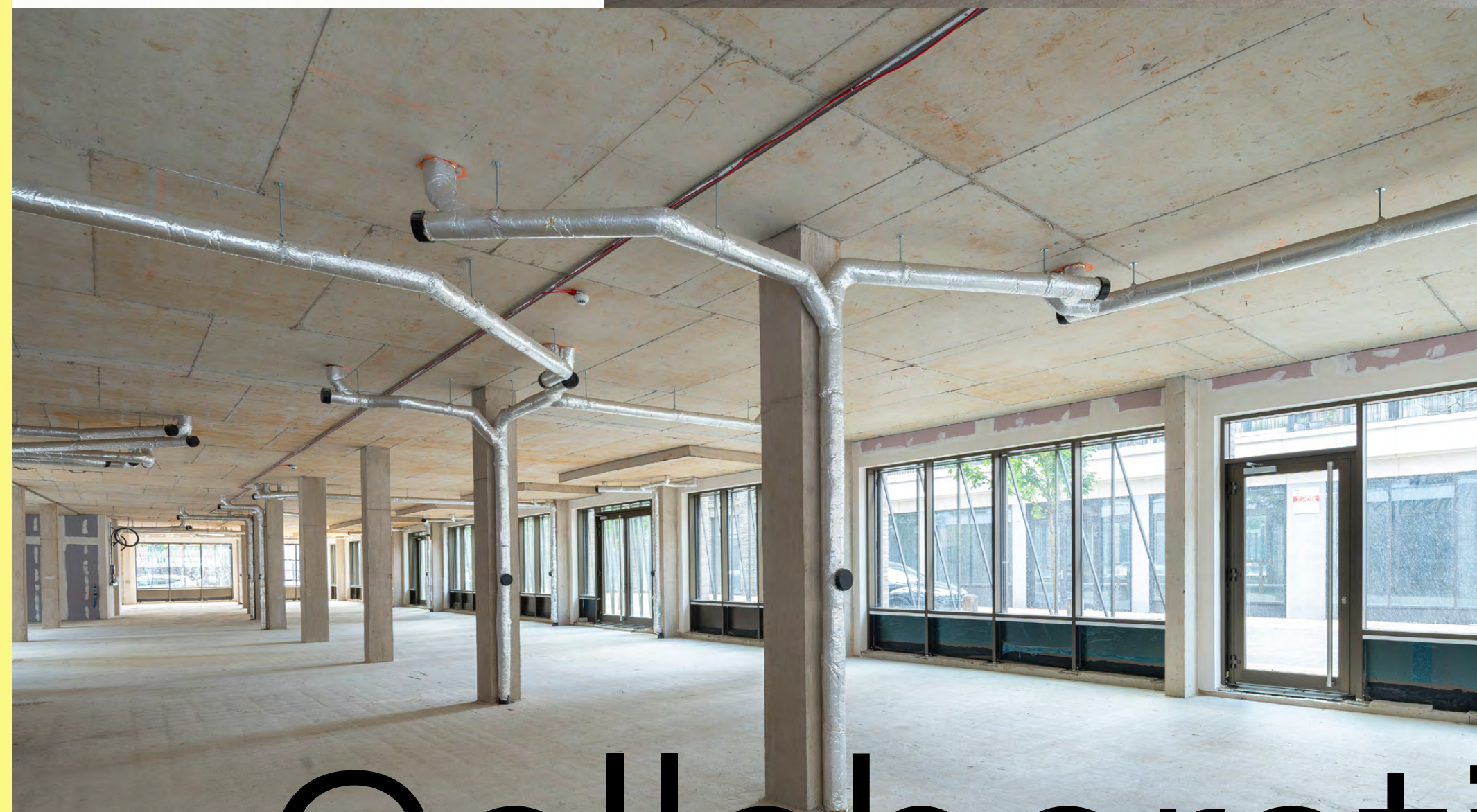


# Made for

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.



Leisure use



Retail use



Educational use



Fitness use

\*subject to planning

# Collaboration

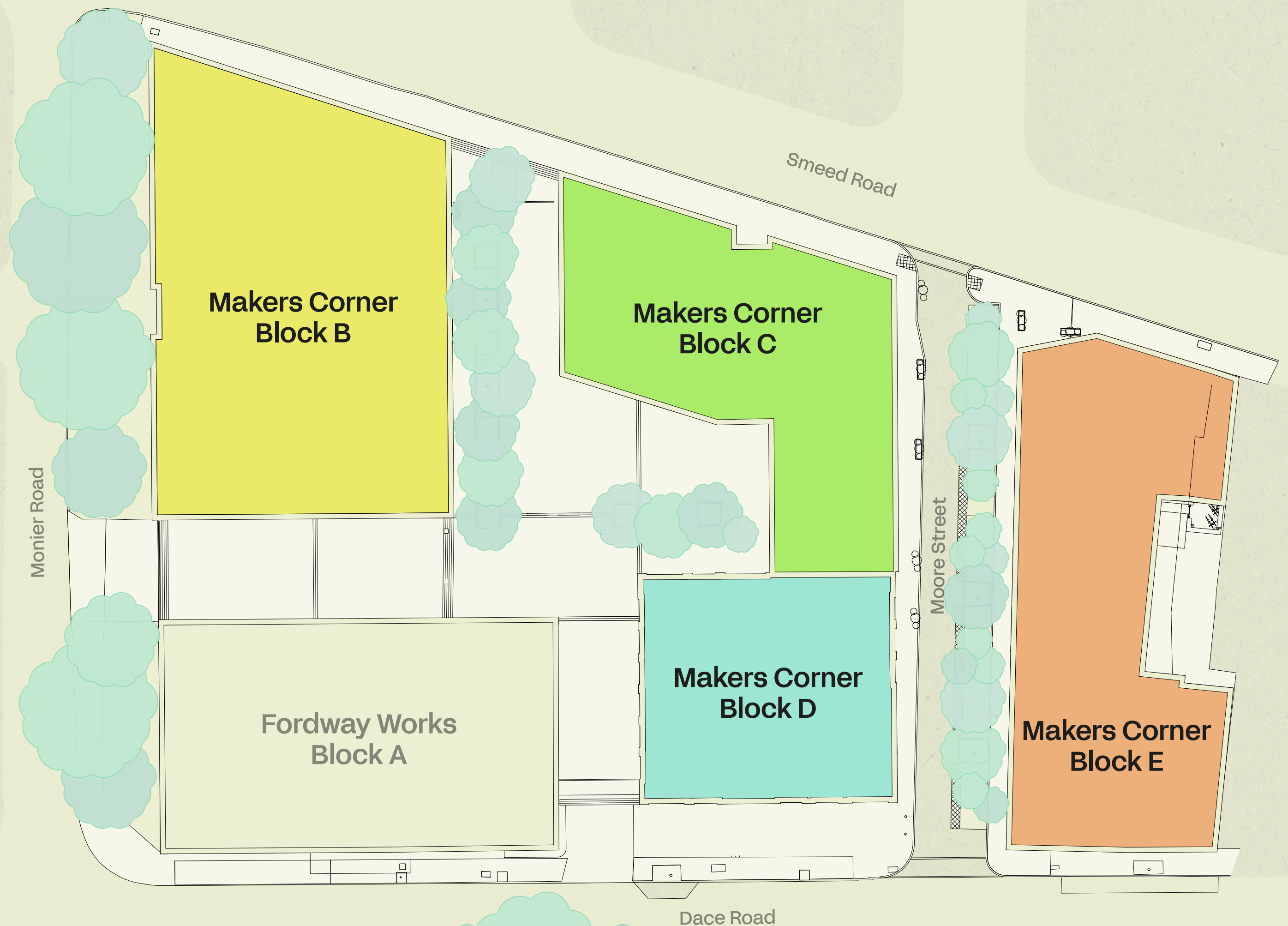
# Made for

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

Block	Sq ft	Sq m
B	6,921	643.0
C	6,374	592.2
D	3,822	355.1
E	5,852	543.7
<b>Total</b>	<b>22,949</b>	<b>2,134.0</b>



For indicative purposes only. Not to scale.



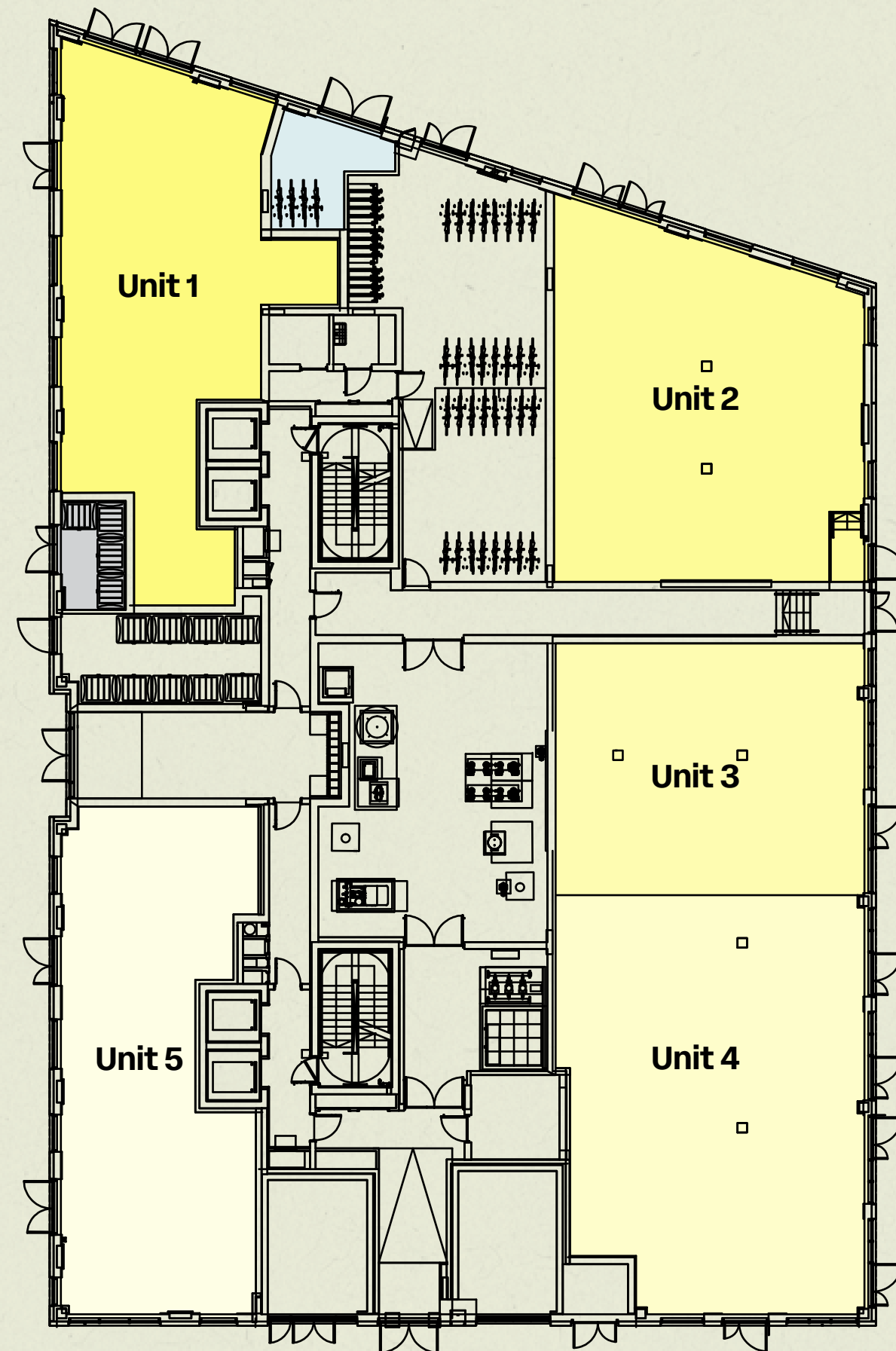
# Flexibility



# Block B — Ground Floor

Unit	Sq ft	Sq m
1	1,376	127.8
2	1,527	141.9
3*	1,142	106.1
4*	1,734	161.1
5	1,142	106.1
<b>Total</b>	<b>6,921</b>	<b>643.0</b>

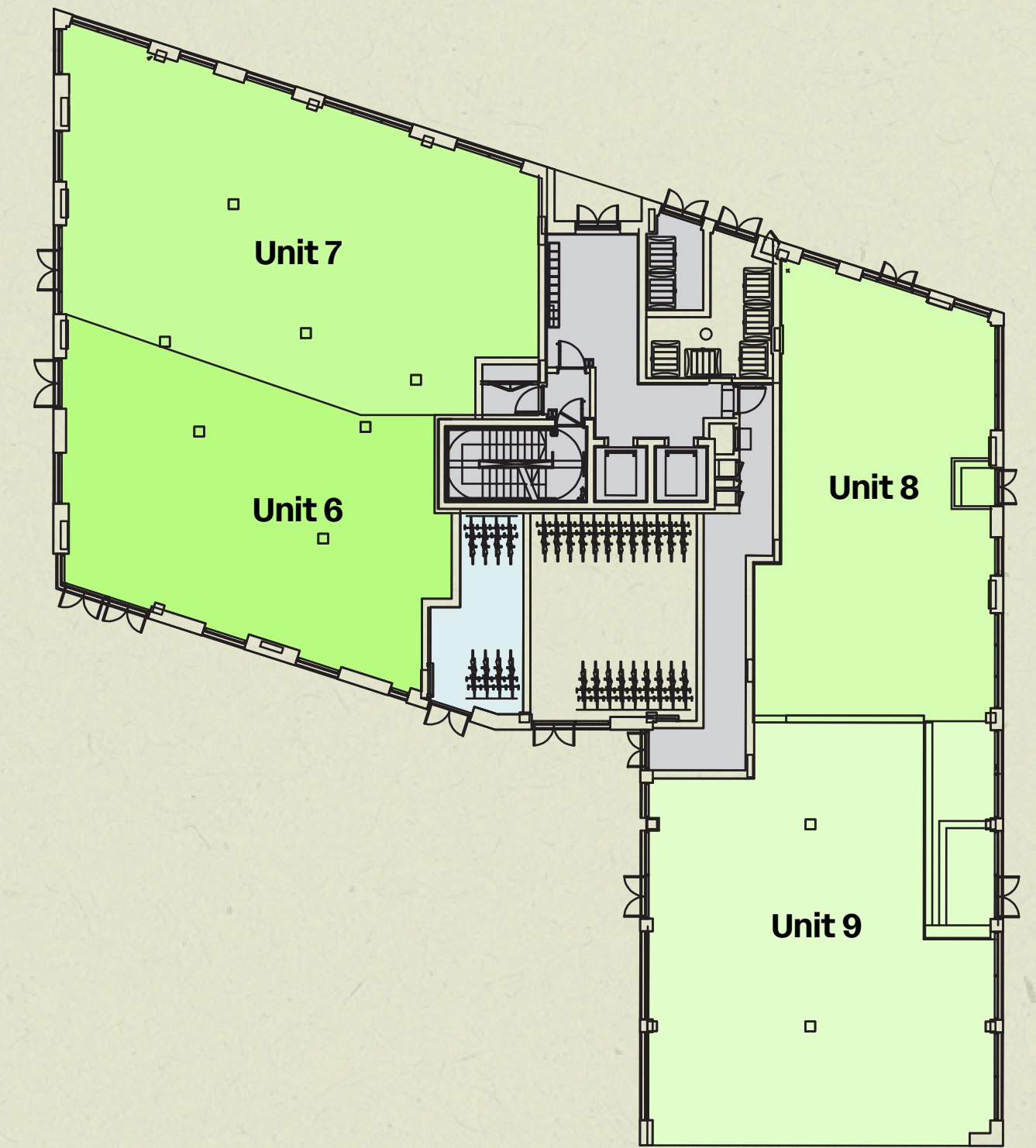
\*Dividing wall has been installed however occupation of the whole demise could be considered subject to terms.



# Block C — Ground Floor

Unit	Sq ft	Sq m
6*	1,105	102.7
7*	2,062	191.6
8	1,296	120.4
9	1,911	177.5
<b>Total</b>	<b>6,374</b>	<b>592.2</b>

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

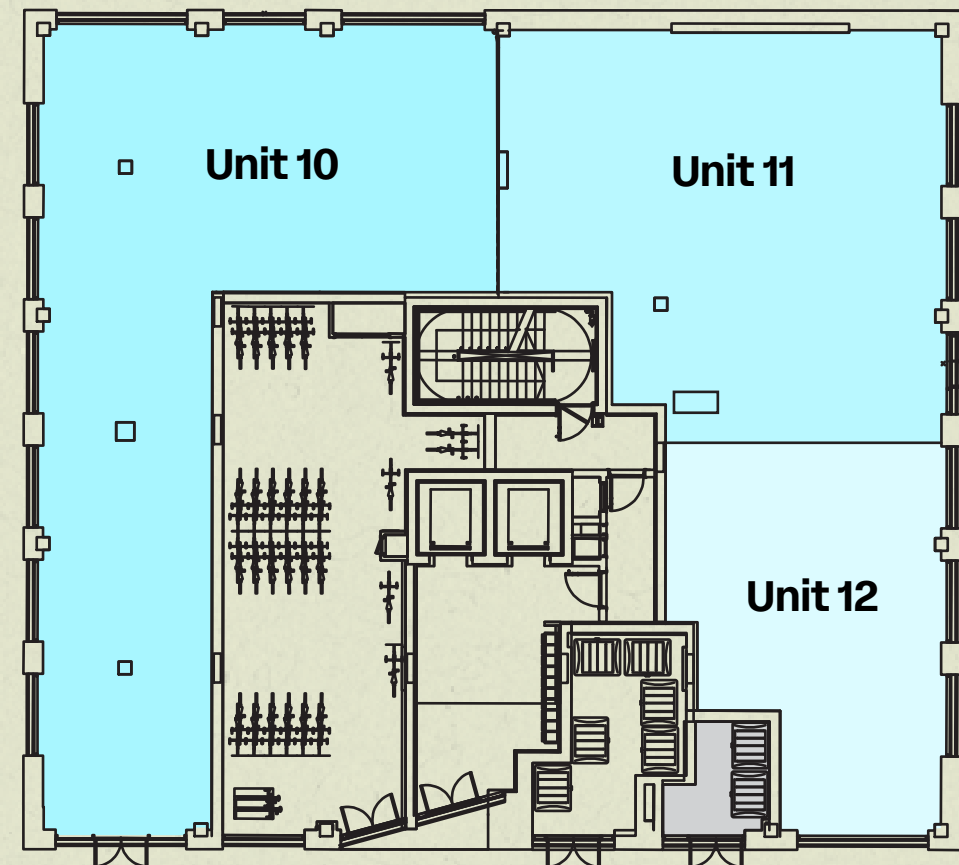


For indicative purposes only. Not to scale.

# Block D — Ground Floor

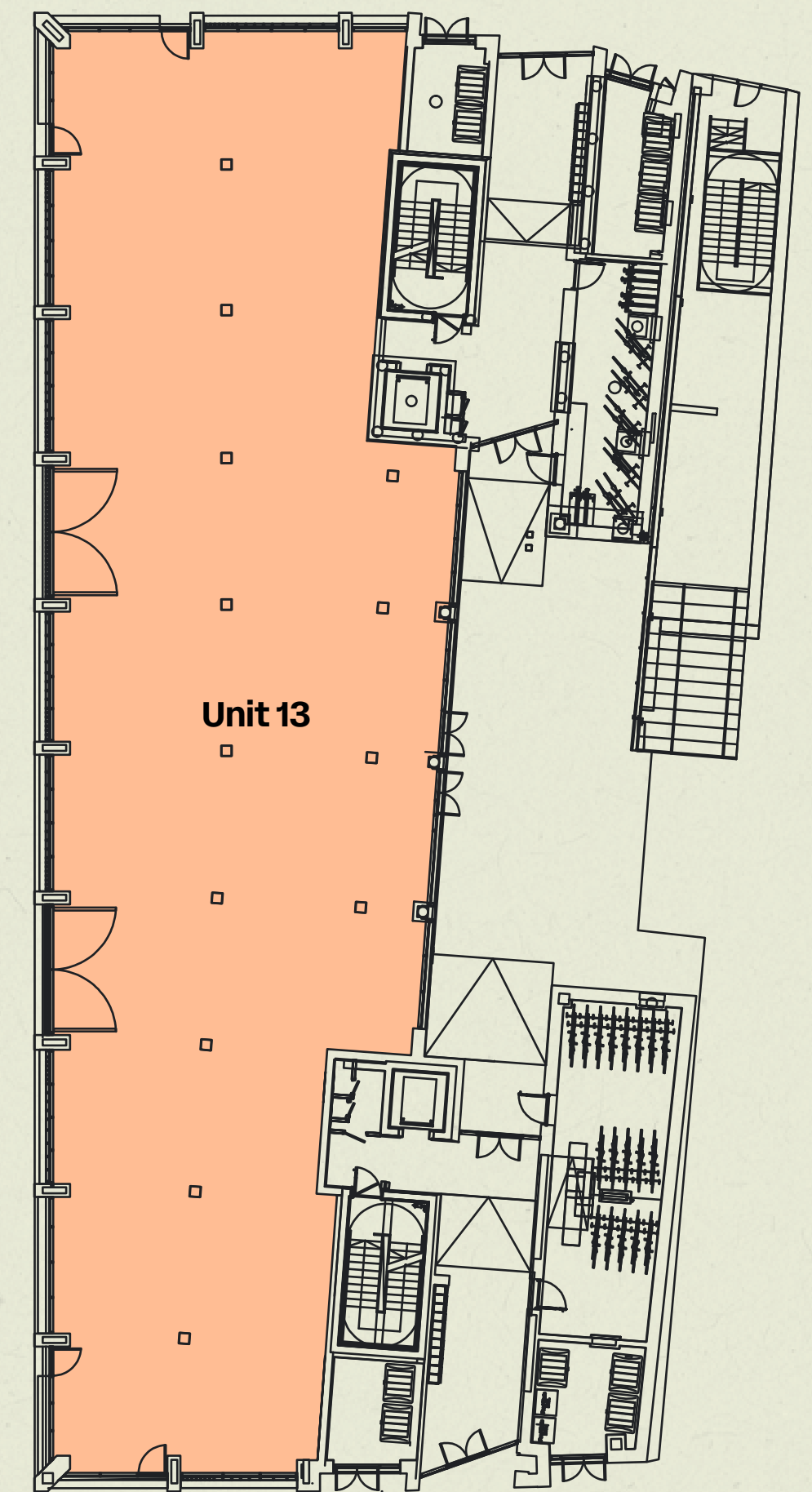
Unit	Sq ft	Sq m
10*	1,762	163.7
11*	1,286	119.5
12*	774	71.9
<b>Total</b>	<b>3,822</b>	<b>355.1</b>

\*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	5,852	543.7
<b>Total</b>	<b>5,852</b>	<b>543.7</b>



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.

Tom Schwier  
tom.schwier@strettons.co.uk  
07583 037 559

Jon Cuthbert  
jon.cuthbert@strettons.co.uk  
07817 657 079

Joe Tallis-Chisnall  
joe.tallischnall@strettons.co.uk  
07970 280 653

Sean Crowhurst  
sean.crowhurst@strettons.co.uk  
07791 849 470



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Dace Road, Hackney Wick, London E3