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**FORDWAY WORKS**

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**DACE ROAD**

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**HACKNEY WICK**

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**LONDON E3**

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**Freehold Sale Opportunity**



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# INVESTMENT SUMMARY

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**Fordway Works 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. The building offers five floors of new, light-filled commercial space.**

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**Freehold sale opportunity**

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**47,092 sq ft GIA of self-contained space across the ground and 4 upper floors.**

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**Incredible modern design with excellent natural light and ceiling heights.**

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**Shell & core finish.**

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**Designed by Buckley Gray Yeoman architects.**

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**B1(a), B1(c), B2, B8 uses.**

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**FORDWAY WORKS**







Canary Wharf

City of London

River Thames

Blackwall Tunnel

London Fields

A12

Bow Road  
⊖

Homerton  
⊖

Bow Church  
⊕

Victoria Park

**FORDWAY  
WORKS**

London Stadium

A12

UCL East

Hackney Wick  
⊖

London Aquatics Centre

CRATE

Sadler's Wells East

London College of Fashion

Copper Box Arena

River Lee

Queen Elizabeth Olympic Park

Here East

Stratford  
⊖ ⊕ ⊕ ⊕ ⊕

Stratford International  
⊖ ⊕

**FORDWAY WORKS**












# ON YOUR DOORSTEP

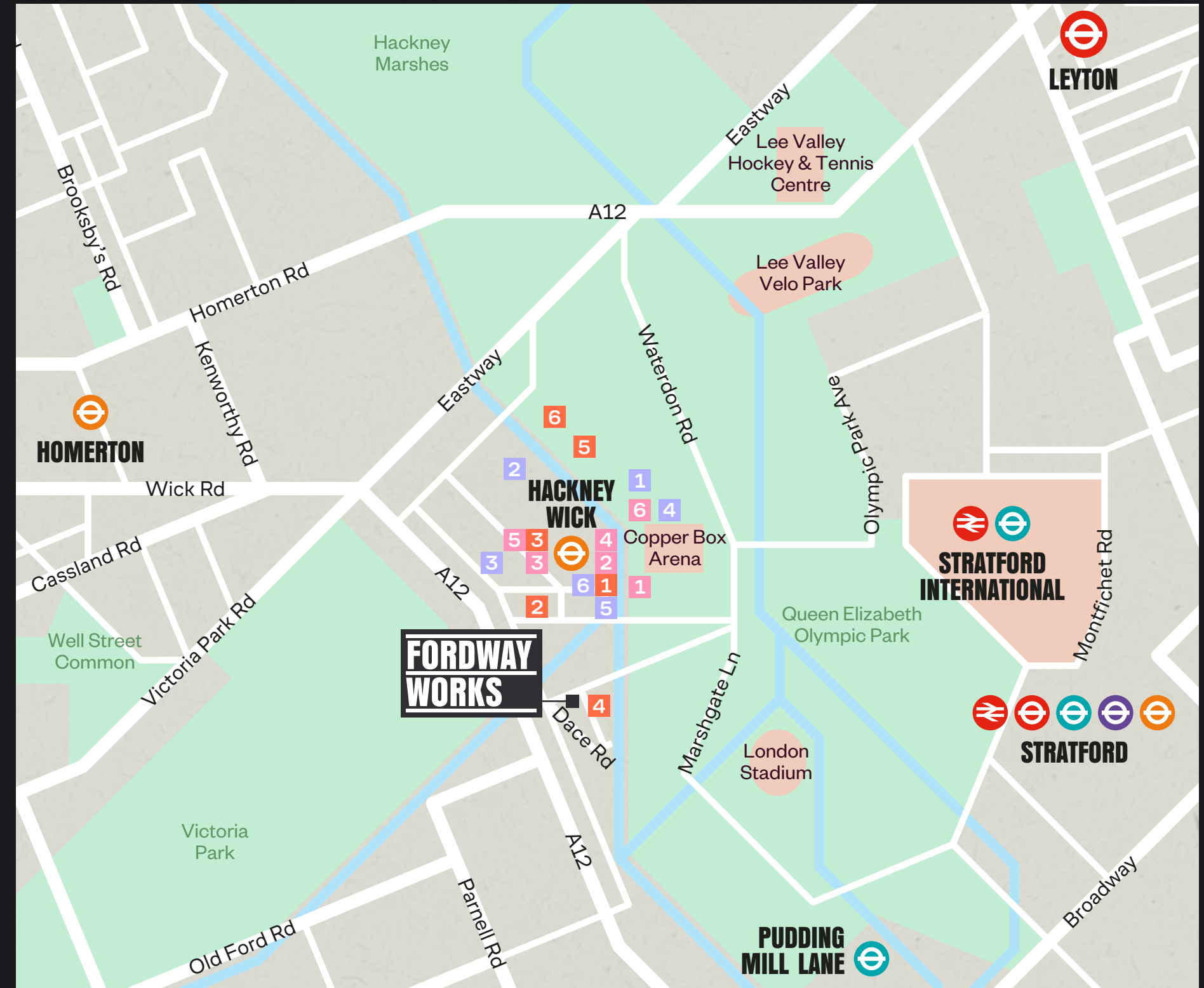
The property is located in Hackney Wick's Fish Island, within the London Borough of Tower Hamlets.

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.

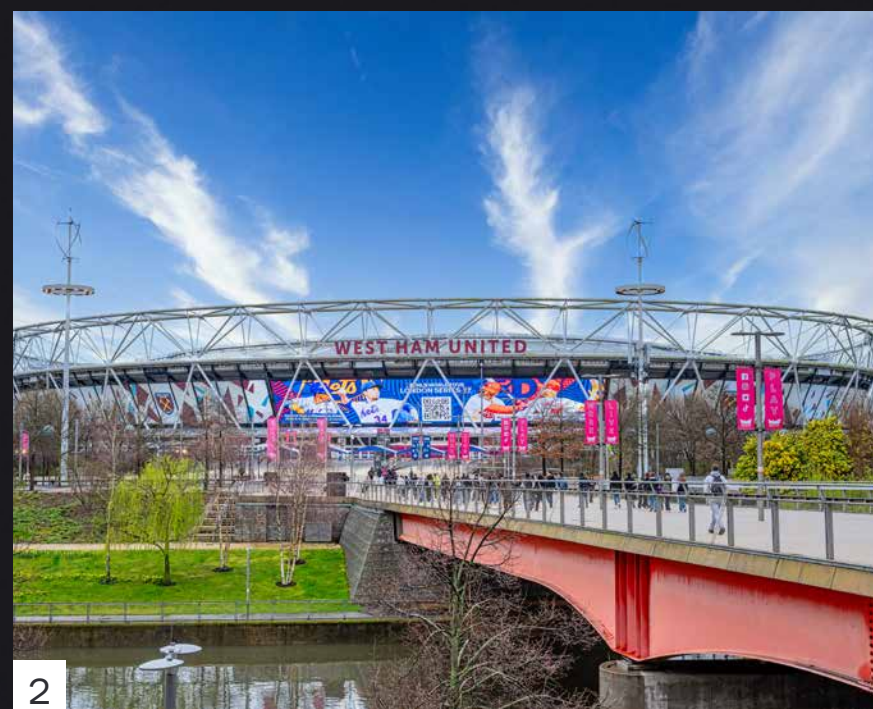
## LOCAL OCCUPIERS

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

- 1 Westfield
- 2 London Stadium
- 3 V&A



1



2



3

FORDWAY WORKS

## 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
- 4 No90
- 5 Lord Napier Star
- 6 Nico's Bar



# GET CONNECTED

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

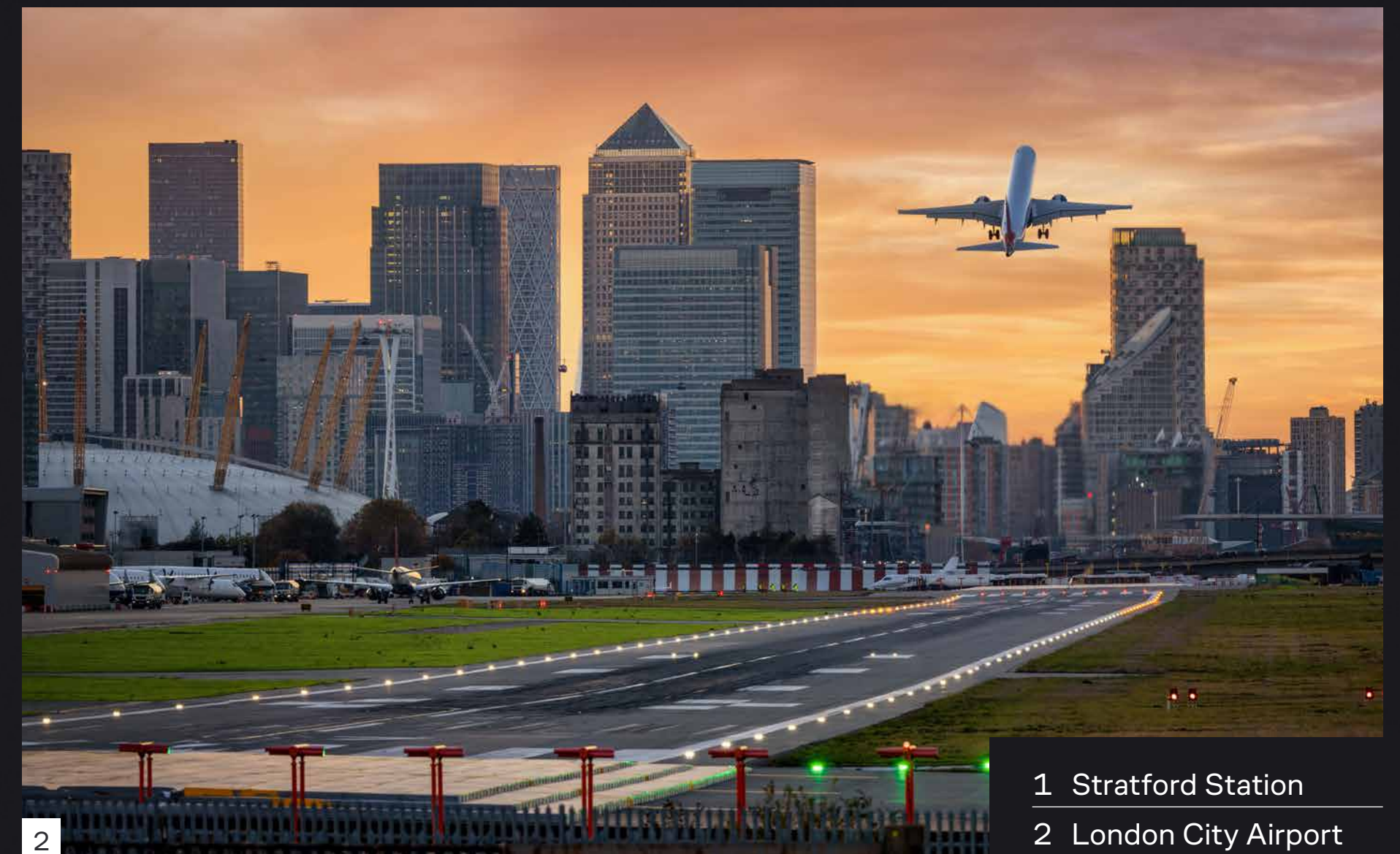


## LONDON CITY AIRPORT

From Stratford High Street via DLR



1



2

1 Stratford Station  
2 London City Airport



# THE SITE

A landmark building prominently situated on the corner of Dace Road and Monier Road. The accommodation is arranged over ground and four upper floors, with the additional benefit of an exterior forecourt.

Floor	GIA Sq ft	GIA Sq M	NIA Sq Ft*	NIA Sq M*
Fourth	9,607	892.5	8,084	751
Third	9,607	892.5	7,578	704
Second	9,607	892.5	8,084	751
First	9,607	892.5	8,084	751
Ground	8,664	804.8	5,089	472.8
<b>Total</b>	<b>47,092</b>	<b>4,374.8</b>	<b>36,918</b>	<b>3,429.8</b>

\* assumed NIA based on drawings of envisaged core and services.





# A BLANK CANVAS

The building offers excellent ceiling heights with a double height ground floor providing an impressive first impression. The building has been designed to lend itself to a range of uses:

- Office
- Co-working
- Hotel
- Self-storage
- Education
- Medical
- Life sciences



The building has been configured to provide a modern specification of fit-out with a centrally located 'core' comprising two large lift shafts and stair core, electrical and water risers, and minimal pillars.

The building would facilitate either an open-plan layout or benefit from extensive sub-division. There is a recessed forecourt on the ground floor for goods loading, car parking, and bin storage.



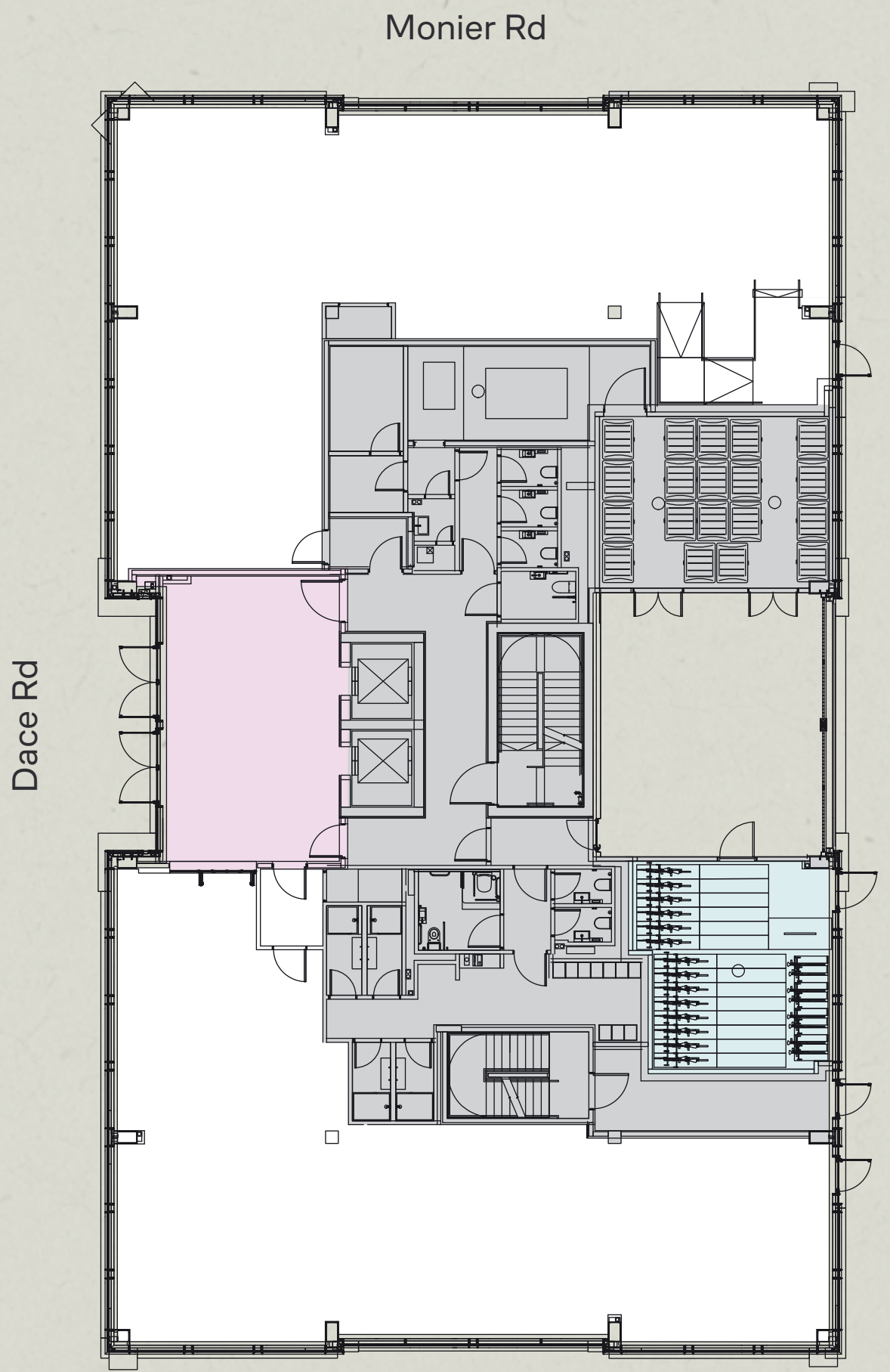
# FLOOR PLANS

The space is offered in shell & core condition with floor-to-ceiling glazing wrapping around the frame on every elevation, providing exceptional natural light throughout.

Indicative fitted upper floor CGI

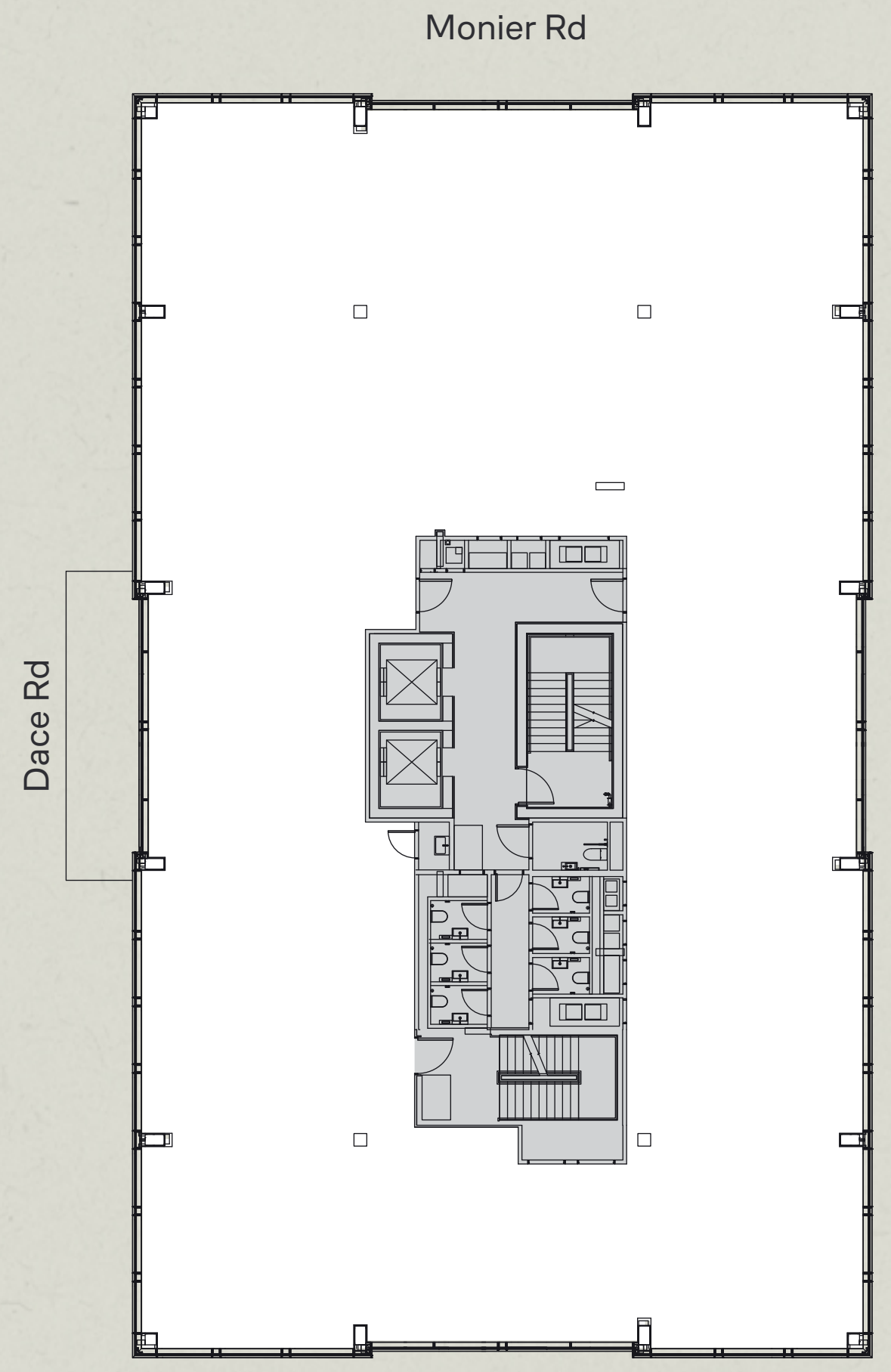


## GROUND FLOOR / 8,664 SQ FT (804.8 SQ M)



Office Reception Bicycle storage Core

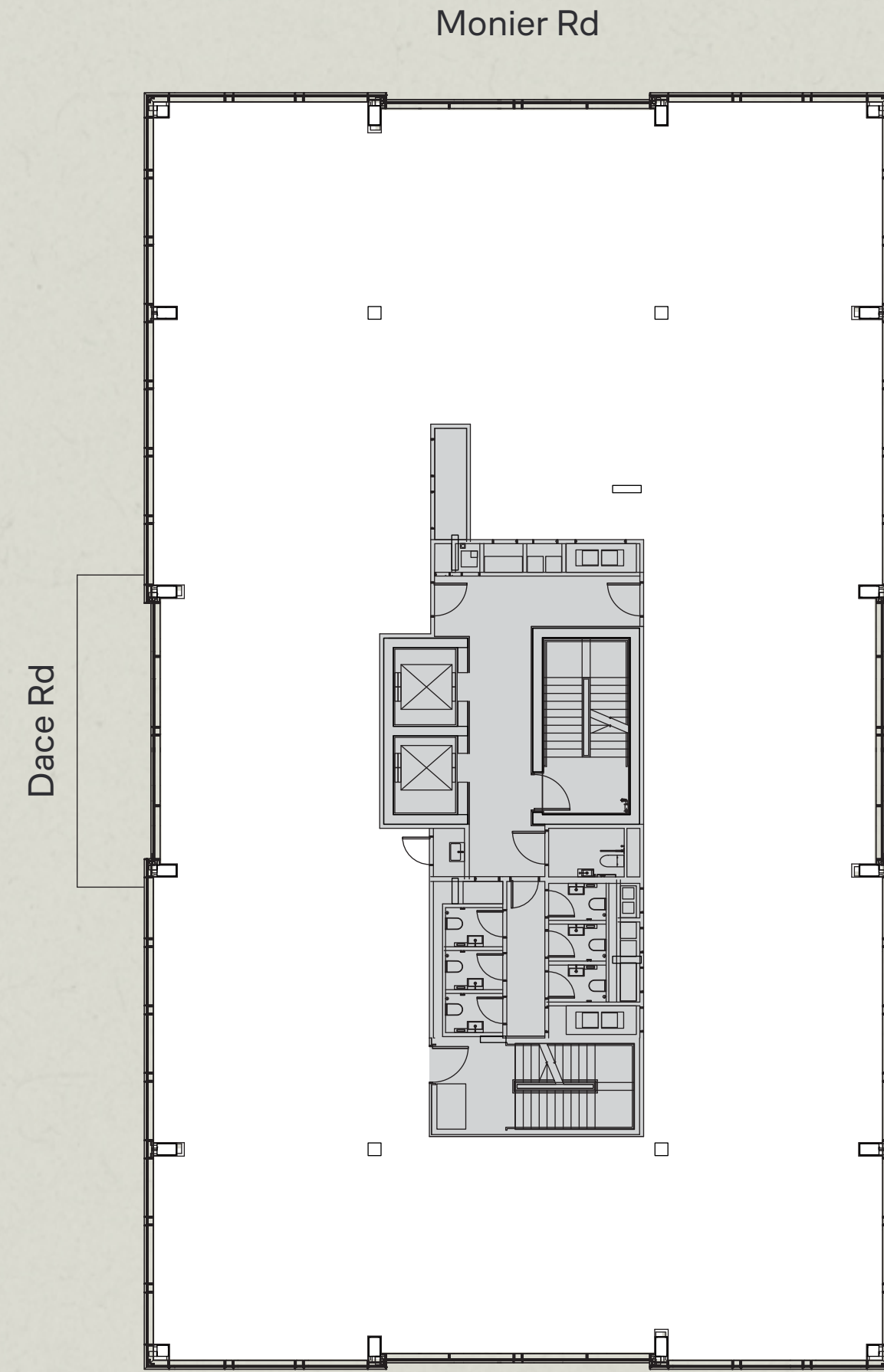
## FIRST FLOOR / 9,607 SQ FT (892.5 SQ M)



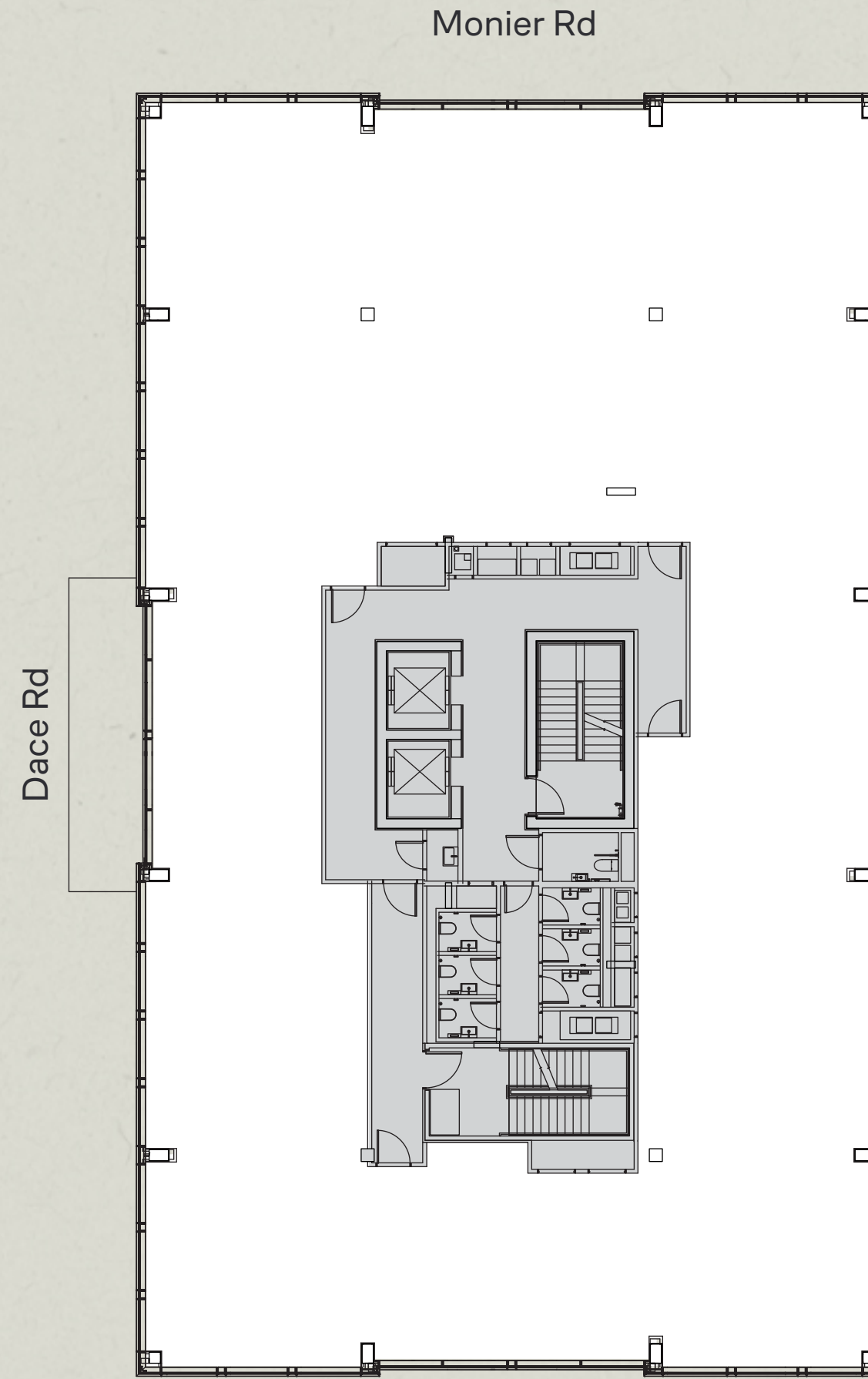
Plans for indicative purposes only. Envisaged core and services layout. Not to scale.



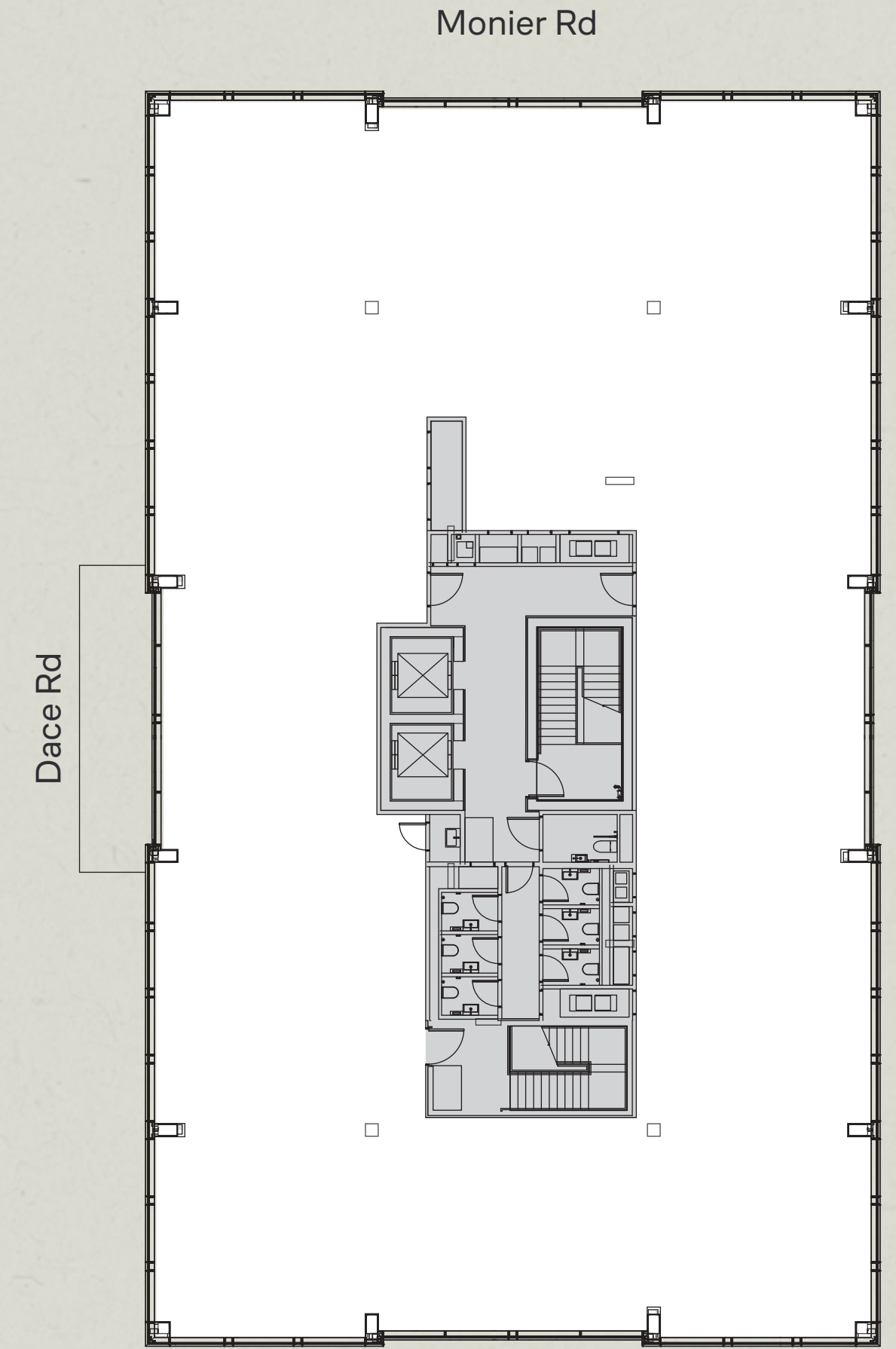
**SECOND FLOOR / 9,607 SQ FT (892.5 SQ M)**




**THIRD FLOOR / 9,607 SQ FT (892.5 SQ M)**



**FOURTH FLOOR / 9,607 SQ FT (892.5 SQ M)**



□ Office    □ Core

Plans for indicative purposes only. Envisaged core and services layout. Not to scale. 



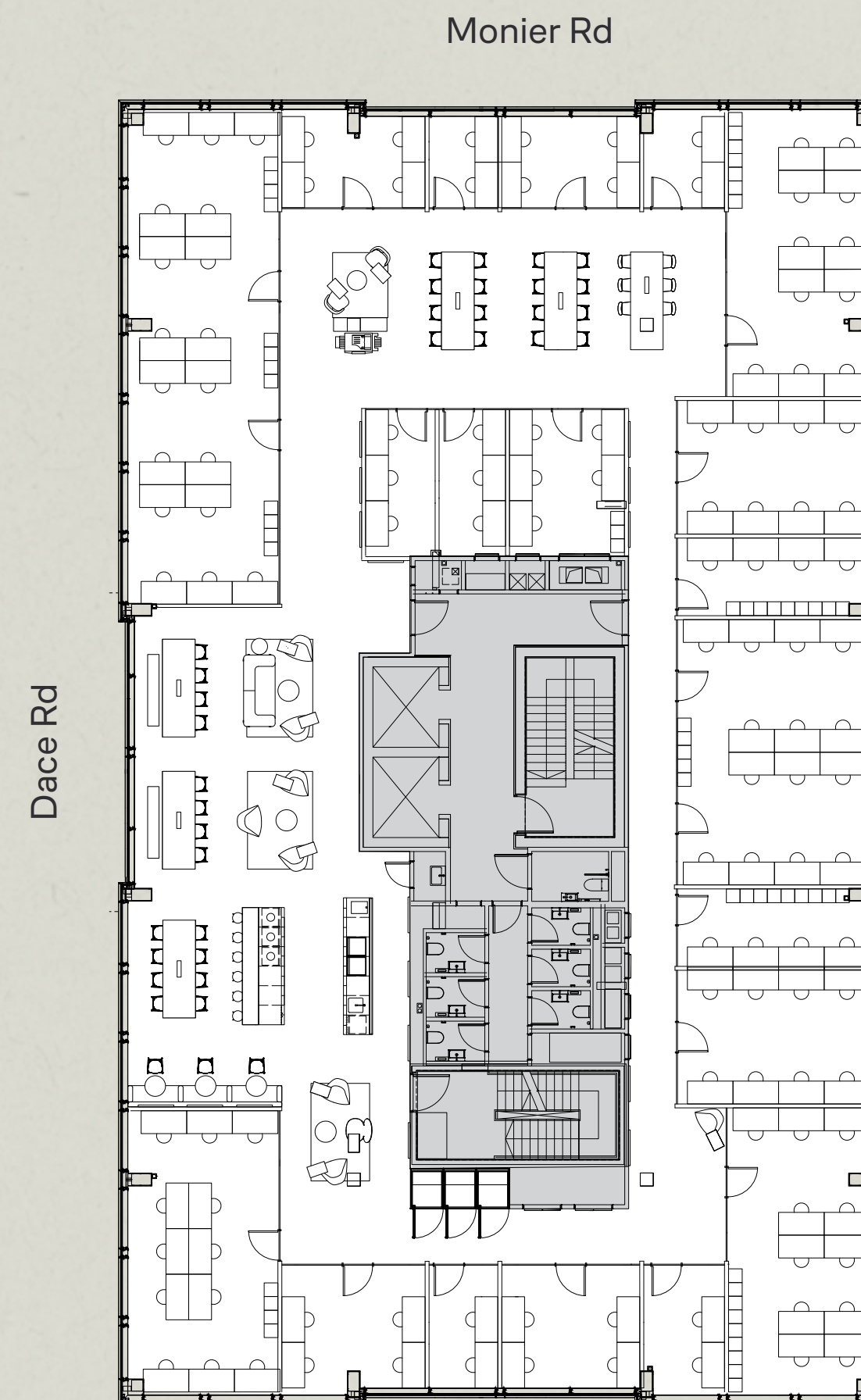
# SPACE PLAN

Indicative fitted upper floor CGI



## FIRST FLOOR / INDICATIVE LAYOUT / 8,084 SQ FT (751 SQ M)

Workbenches (seats)	125
Breakout area (seats)	71
Phone booths	3
Tea point / breakout area	1
<b>Total Occupancy</b>	<b>125</b>



Office Core

Plan / image for indicative purposes only. Envisaged core and services layout. Not to scale.





FORDWAY WORKS

Welcome  
Come on in!  
HUWS & GRA  
BUILDBASE  
11



## INVESTMENT/OCCUPATIONAL SALE TRANSACTIONS

Building name	Address	Size (sq ft)	Yield	Price	Cap Val	Date
Stone Studios	80-88 Wallis Road, E9	4,812	-	£1,250,000	£260	U/O
Cask Works	1-3 Stour Road, E3	14,232	-	£5,100,000	£358	U/O
	39-45 Gransden Av, E8	22,500	-	£4,000,000	£178	Dec 2023
Monier Works	79-85 Monier Road, E3	16,700	-	£4,650,000	£278	Jul 2023
Bagel Factory	48 White Post Lane, E9	10,472	10.92%	£2,700,000	£258	Mar 2023
Stone Studios	80-88 Wallis Road, E9	11,700	-	£4,125,000	£353	Mar 2023
Lockside Studios	5 Skippers Yard, E3	15,107	-	£2,300,000	£152	Jan 2023
Chobham Manor	Chobham Road, E20	23,058	8.20%	£4,800,000	£208	Dec 2022
Aspext	Wick Lane, E3	24,323	8.64%	£4,935,000	£203	Dec 2022
Unit 4a	75-89 Wallis Road, E9	829	-	£337,500	£407	Jul 2022
Unit 4b	75-89 Wallis Road, E9	1,054	-	£705,000	£669	Jun 2022
Heritage Building	75-89 Wallis Road, E9	13,089	-	£4,500,000	£344	Sep 2021
Ink Studios	419 Wick Lane, E3	1,119	-	£300,000	£268	Mar 2021
Sainsbury's Local	79-85 Wallis Road, E8	4,321	4.61%	£2,550,000	£590	Feb 2021
Ink Studios	419 Wick Lane, E3	1,086	-	£325,000	£299	Jul 2020
<b>Average</b>					<b>£322</b>	

## OCCUPATIONAL LEASING TRANSACTIONS

Building name	Address	Size (sq ft)	Spec	£psf	Rent Free	Date
	3 Succession Walk, E3	4,917	Cat A	£24.80	N/A	Q4 2023
The Trampery	13 Rockwood Way, E3	1,254	Cat A	£25.00	2 months	Q2 2024
Block C Stone Studios	80-88 Wallis Road	11,700	S&C	£26.20	10 months	Q1 2024
D.2	79-85 Monier Road	1,571	Cat A	£24.51	3 months	Q1 2024
Rubber Studios	59 Wallis Road	1,530	Cat A	£32.59	N/A	Q3 2023
	99 Wallis Rd	1,206	Cat A	£32.50	N/A	Q4 2022
Bagel Factory	52-54 White Post Lane	1,841	Cat A	£33.11	6 months	Q1 2022
	68 Wallis Road	2,089	Cat B	£36.00	4 months	Q1 2022
<b>Average</b>				<b>£29.34</b>		



**Aspext / Wick Lane, E3**



**Cask Works / 1-3 Stour Road, E3**



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## SALE INFORMATION

### Tenure

The site is being sold Freehold with Vacant Possession.

### Planning

The building lies within the London Borough of Tower Hamlets. The property is not listed and does not fall within a Conservation Area.

### VAT

The building is elected for VAT.

### EPC Rating

TBC.

### Legal Costs

Each party is to bear their own legal costs.

### Identity Checks/AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

### Further information

A dataroom containing all further supporting technical information in relation to the sale is available to interested parties upon request.

### Price

Unconditional offers are invited in excess of £7,500,000. A sale at this level would reflect a very low capital value of £159 per sq ft on the GIA.

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## CONTACT

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