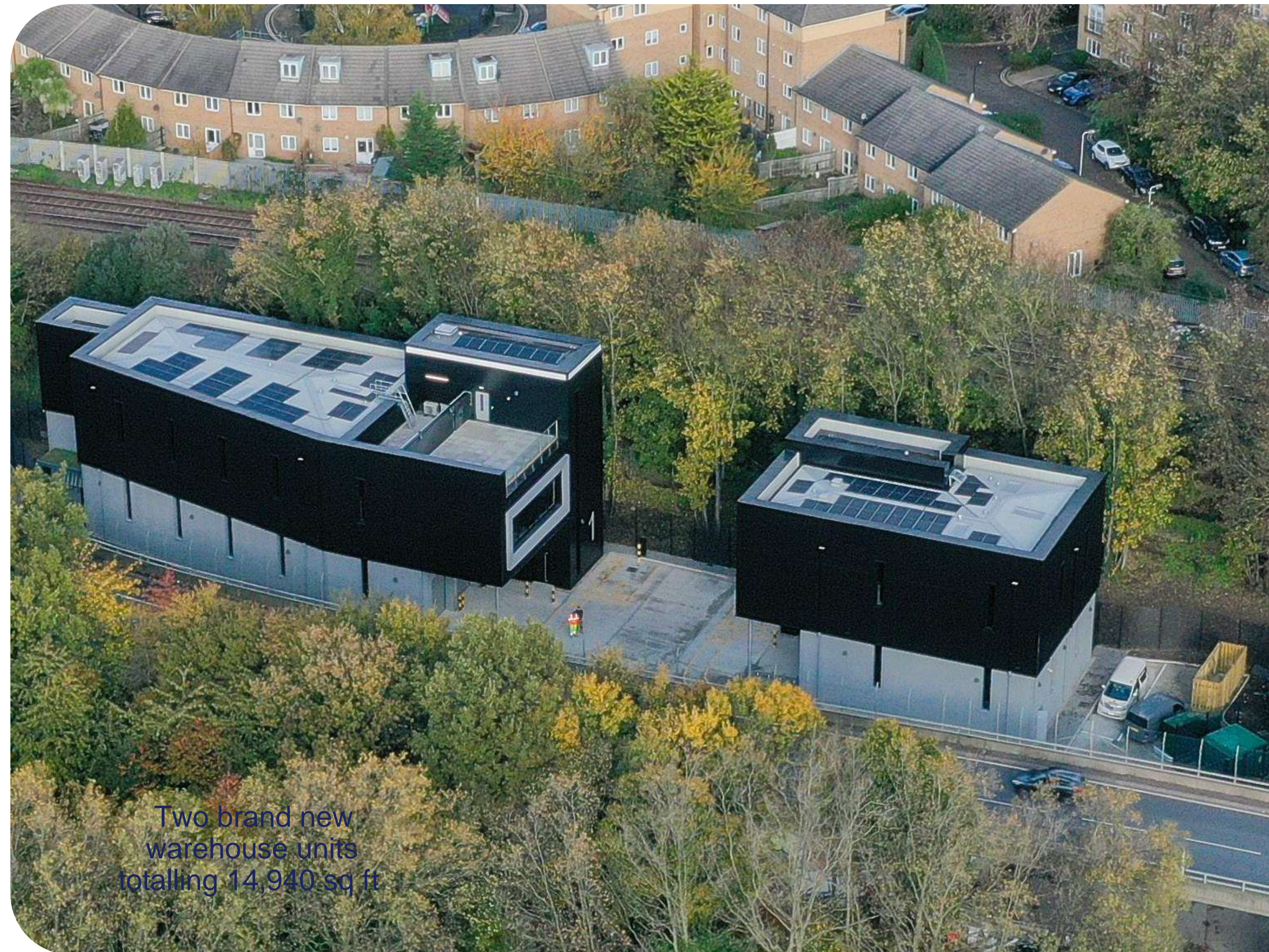


Bloom Hackney

Introducing Bloom Hackney, a purpose-built ultra-urban industrial site located in the heart of Hackney Wick. Positioned between Hackney Central and Stratford, the site benefits from direct links to the A12, one of London's key arterial routes.

Delivering two warehouses with ancillary offices, all designed with premium wellbeing facilities and ESG credentials in mind. Inclusive of a private roof terrace, PV panelling, 5m clear internal height, 24-hour secure yard, EV charging and net-zero carbon in operation.

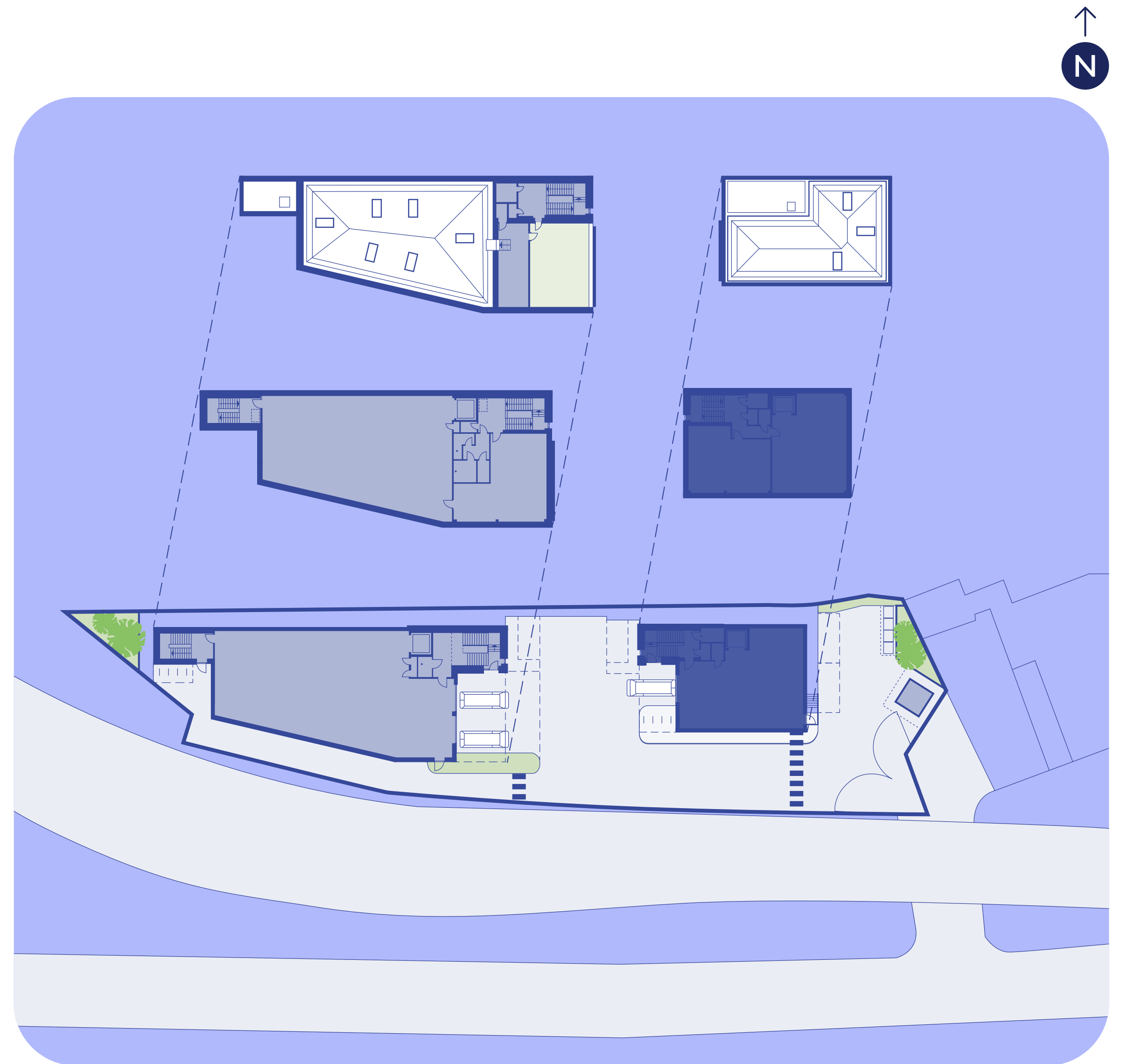


Two brand new
warehouse units
totalling 14,940 sq ft

Innovative design with a sustainable focus

Bloom Hackney provides a wide range of unit sizes and capabilities to suit individual business needs.

Unit 1 is available now.



1 & 2 Bartrip Street, Hackney, E9 5DJ

- Suitable for the following use classes: B2, B8 & E
- Three-storey fully operational warehouse featuring private roof terrace
- 2,000kg goods lifts access
- Contemporary ancillary offices

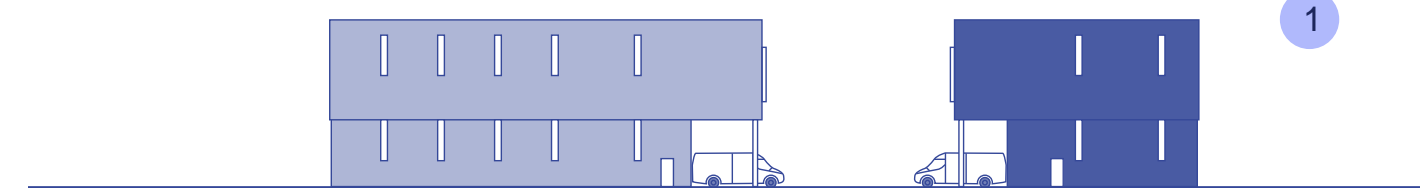
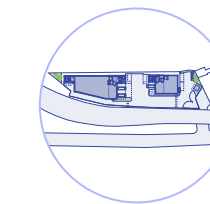


Unit	Ground floor (sq ft)	First floor (sq ft)	Roof terrace (sq ft)	Total (sq ft)
Unit 1	4,910	4,835	560	10,305
Unit 2 – Let	2,340	2,295	/	4,635

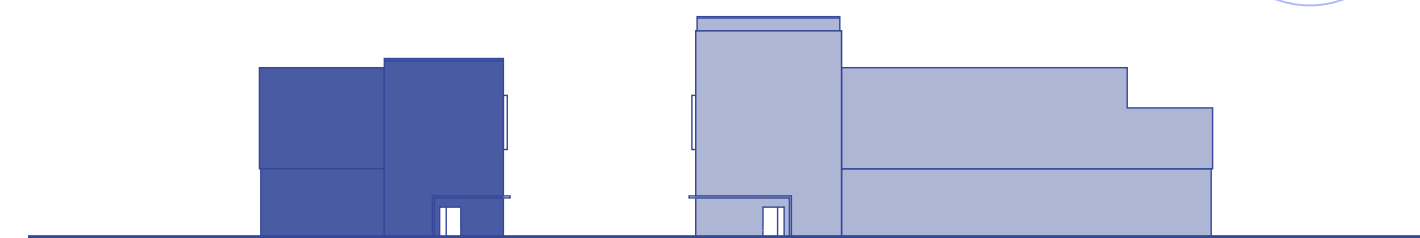
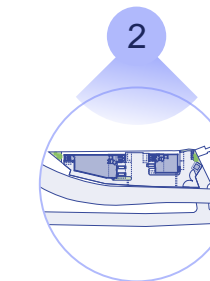
Elevation



1 South-West Elevation



2 North-West Elevation



Space designed to help your business grow



24-hour operational capabilities



2,000kg goods lift



Secure yard



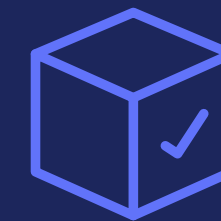
Loading facility:
level access
loading doors



Power capacity:
750kVA



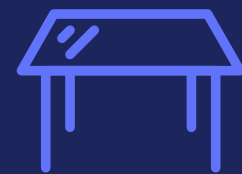
Floor loading:
Ground Floor: 37.5KN,
First Floor: 12.5KN



1st Floor operational
warehouse space



5.5m clear internal
eaves height



1st Floor
of clear space



EV charging and
PV roof panelling



Roof terrace



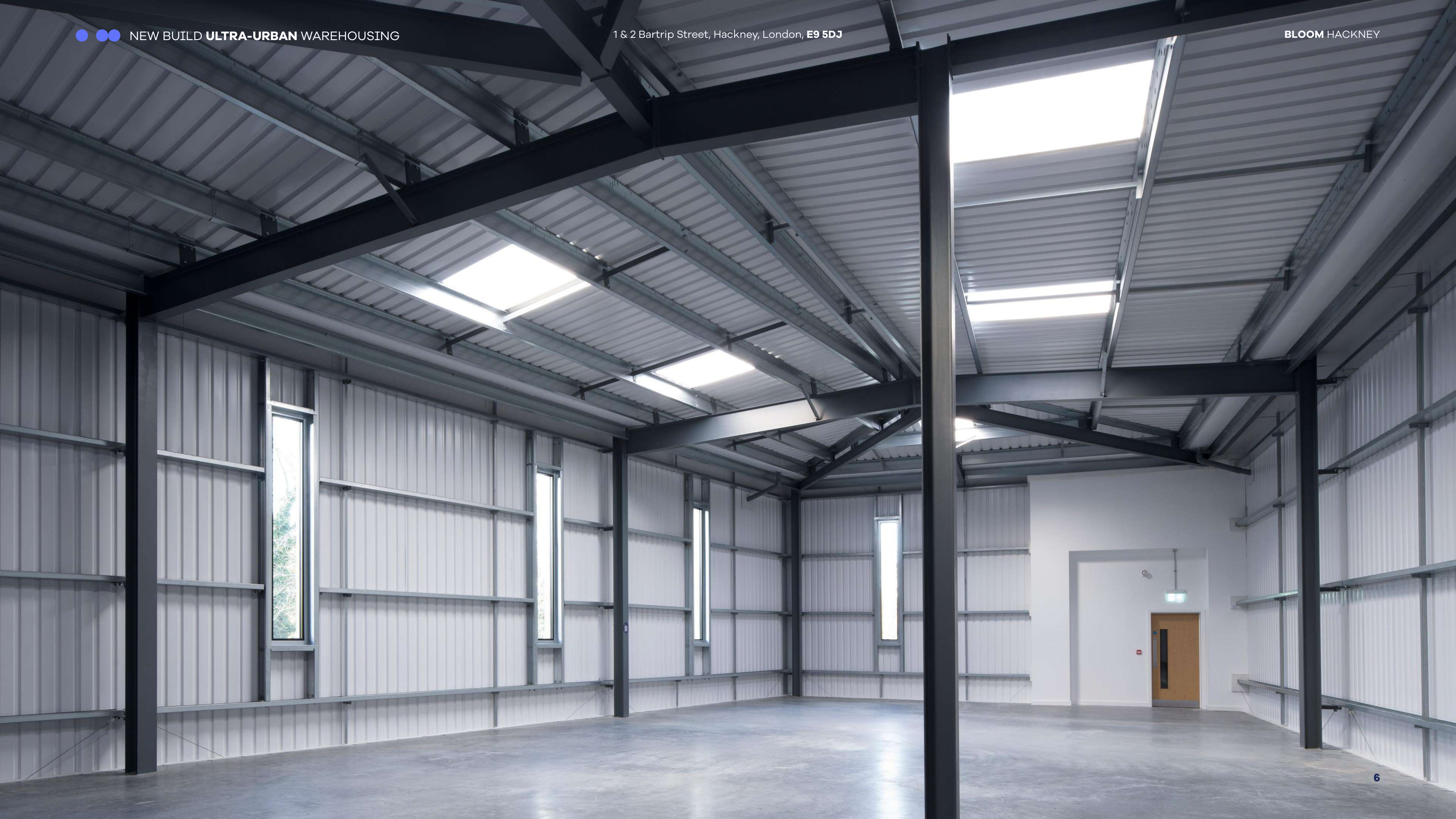
BREEAM: 'Excellent'



EPC: A+



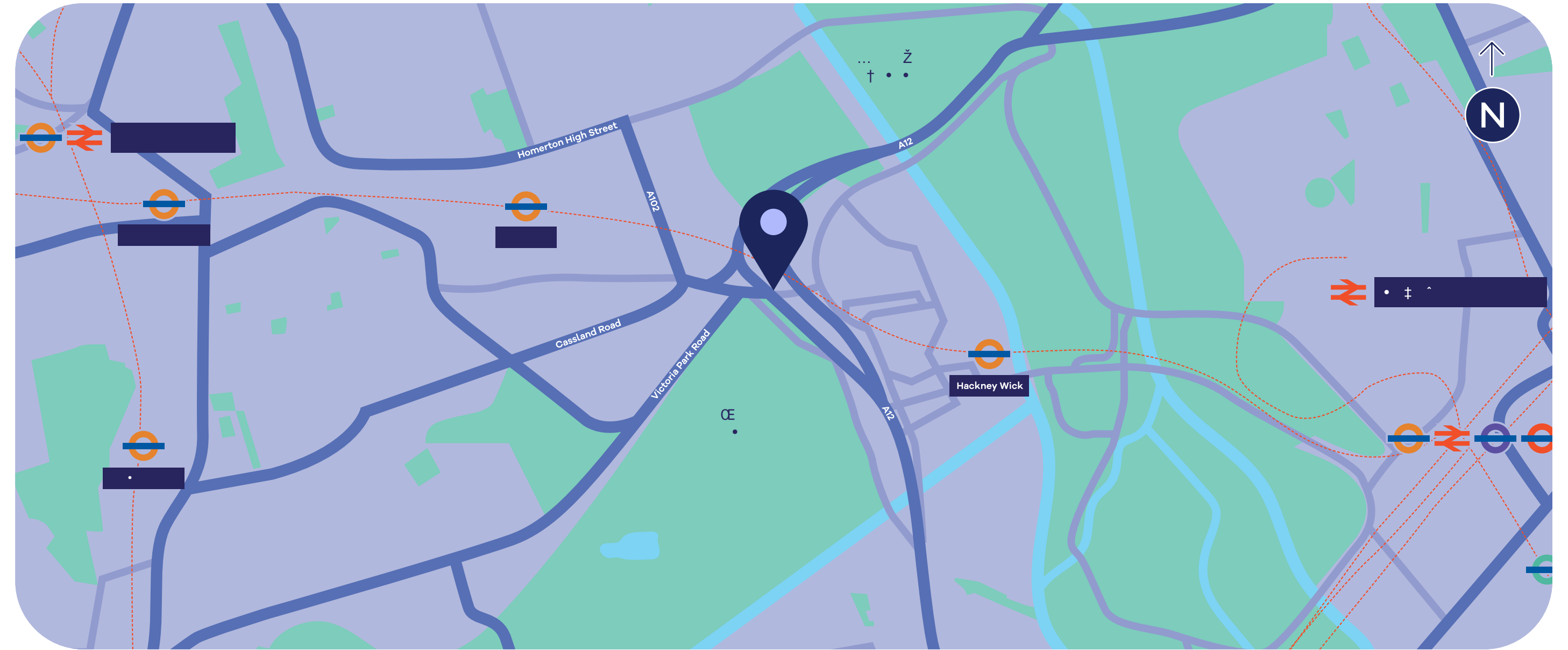
Net zero carbon
operation






Fast, local connections

Hackney Wick is a mere 9 minutes' walk away from the site, which benefits from Overground connections to North, South and West London.

Further rail services can be found from Stratford International, with South-eastern highspeed connections for people out of London commuting in.

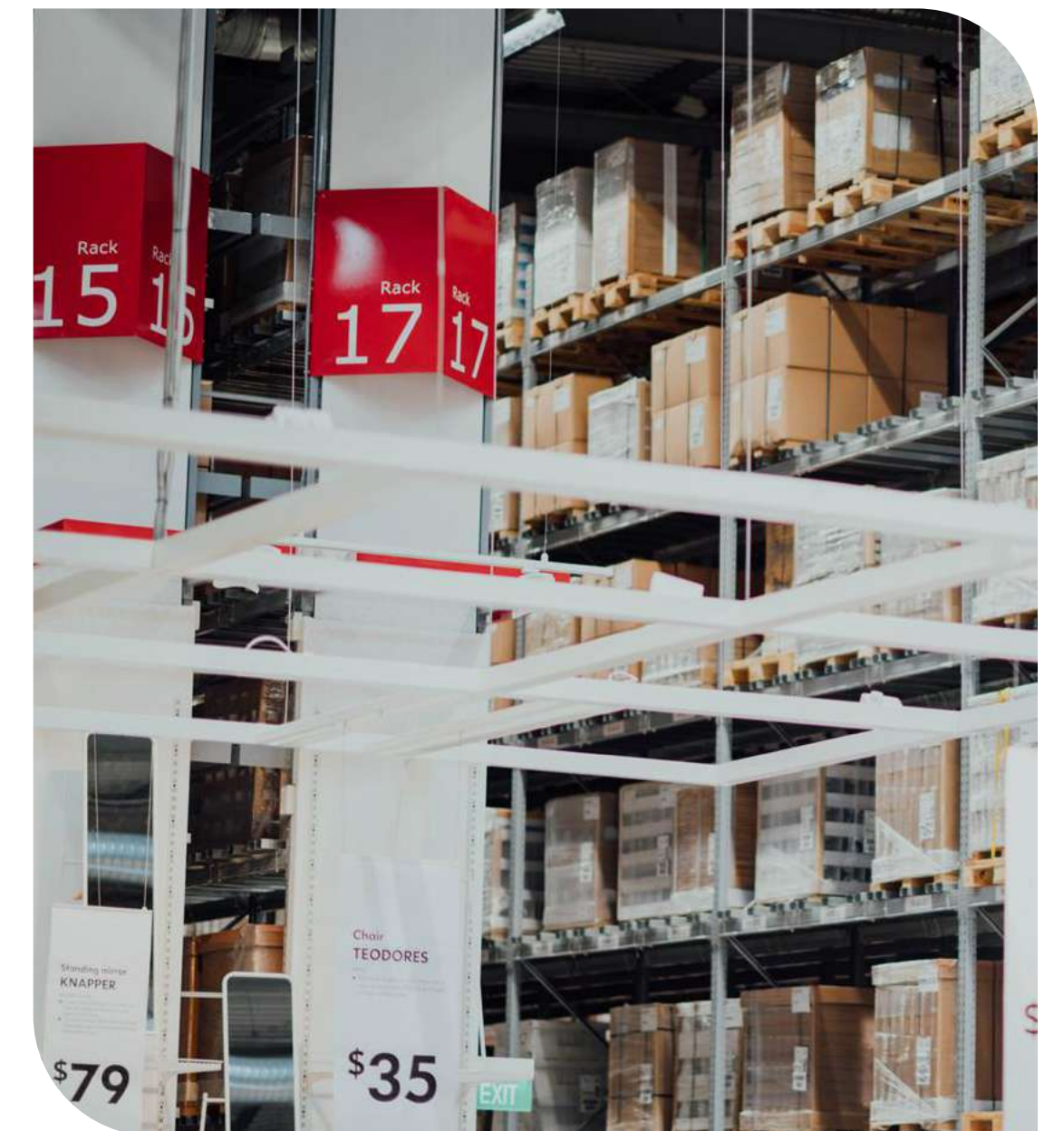


Homerton	2 mins	Hackney Wick (Stop J)	 2 mins
Hackney Central	4 mins	Hackney Wick	 9 mins
Stratford	9 mins	Homerton	 12 mins
Highbury & Islington	11 mins		
Walthamstow	16 mins		
Liverpool Street	18 mins		
Shoreditch High Street	19 mins		
Hampstead Heath	25 mins		

The perfect fit

Bloom Hackney has been designed to be the perfect fit for a wide range of sectors.

The flexibility of the space and fantastic amenities make it ideal for last-mile logistics, builders' merchants, food & beverage, retail, film, manufacturing, E-commerce and dark kitchens amongst other uses.



Ultra-urban purpose-built industrial site located in the heart of Hackney Wick. 10,305 available sq ft of innovative customer focused Grade A industrial space.

Last unit available now

Bloom Hackney