

# EMPRESA WORKS

Units from 1,187 – 2,662 sq ft

Corbridge Crescent,  
Bethnal Green, London E2 9DS

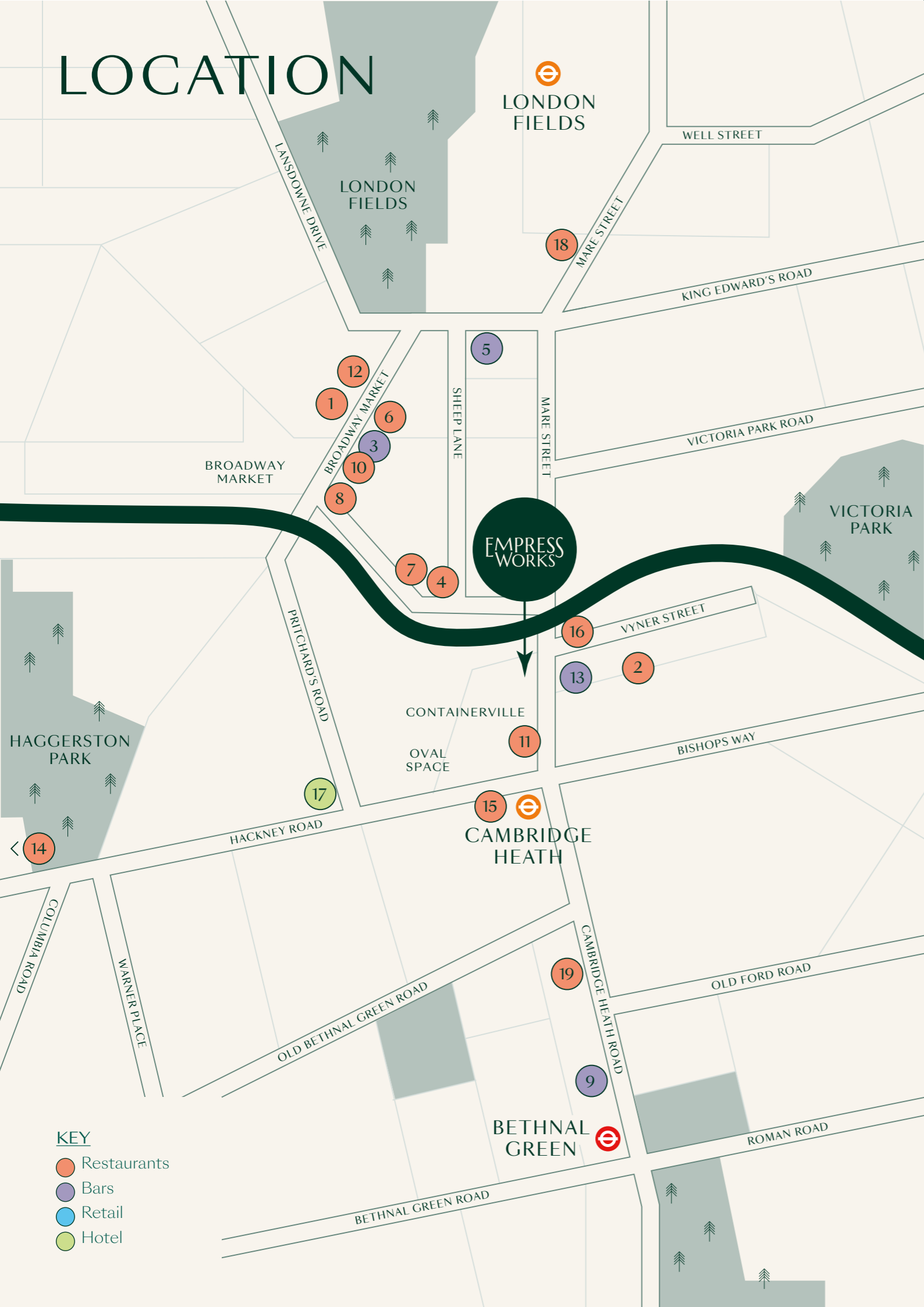


Stunning courtyard and canal side commercial units with multiple uses and bespoke finishes

Available – Summer 2026



# LOCATION



- KEY**
- Restaurants
  - Bars
  - Retail
  - Hotel

## EMPRESS WORKS

### LOCAL AMENITIES

- |                            |                   |
|----------------------------|-------------------|
| 1. Bella Vita              | 11. Story Deli    |
| 2. Bistrotheque            | 12. Okko          |
| 3. The Dove                | 13. The Hive      |
| 4. Yeast Bakery            | 14. Sager + Wilde |
| 5. Forest Road Brewing Co. | 15. Love Shack    |
| 6. Franco Manca            | 16. Ombra         |
| 7. Café Cecilia            | 17. Mama Shelter  |
| 8. Market Café             | 18. Martello Hall |
| 9. Mother Kelly's          | 19. Arepa & Co    |
| 10. Pavilion Bakery        |                   |

### TRAVEL TIMES



- Hackney Central - 13 mins
- Whitechapel - 14 mins
- Old St - 16 mins
- Shoreditch High St - 16 mins
- Stratford - 16 mins
- Hackney Wick - 20 mins
- Liverpool St - 21 mins
- Highbury & Islington - 25 mins
- Canary Wharf - 30 mins

### LOCAL OCCUPIERS



- Cambridge Heath - 4 mins
- Bethnal Green - 10 mins
- London Fields - 11 mins
- Haggerston - 17 mins

Source: TfL & Google Maps



# SPECIFICATION



Canal side location



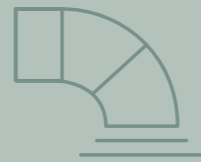
Potential to be fully fitted on a bespoke specification



Extensive floor to ceiling glazing with courtyard and canal views



3.3-4.4m generous floor to ceiling heights



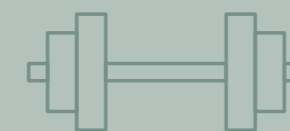
Exposed services



Air conditioning



Multiple use classes considered



Communal gym



Bike stores

# THE SPACE

**SERVICE CHARGE:**

£4.06 psf

**BUSINESS RATES:**

TBC

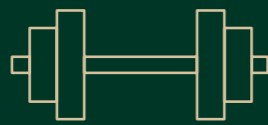
**AVAILABILITY:**

UNIT	NIA (SQ FT)	ANNUAL RENT
1	1,475	£60,000
2	1,187	£41,545
1 & 2	2,662	£101,545

**USES:**



Retail



Leisure & Fitness



Office



Restaurant



# CONTACT



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Disclaimer  
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