

NINETY MONIER ROAD.

HACKNEY WICK
E3 2ND

UP TO 34,887 SQ FT OF CLASS E RETAIL / LEISURE / OFFICE SPACE
AVAILABLE NOW



1,120 to 34,887 sq ft of new commercial space, right on Fish Island

HACKNEY WICK'S
NEWEST HOME FOR
RETAIL, LEISURE
AND OFFICE SPACE.

90 Monier Road offers a range of newly constructed commercial units in the heart of Hackney Wick, suitable for retail, restaurant, leisure and office use. With unit sizes from 1,120 to 34,887 sq ft and ceiling heights in excess of 3m throughout, the scheme provides flexible space for a variety of occupiers, with upper floor division considered.



34,887 SQ FT READY
TO MAKE YOUR OWN

Set within the regenerated Fish Island area, 90 Monier Road sits alongside a thriving creative community including The Trampery, Main Yard Studios and Crate Brewery. With Hackney Wick station an 8-minute walk away and Stratford International within 20 minutes, the development benefits from excellent connectivity across London, with Shoreditch and Dalston both within easy reach.

08
minute walk to
Hackney Wick Overground

15
minute walk to
Pudding Mill Lane DLR

20
minute walk to
Stratford International

20+
restaurants + bars within
a 15-minute walk

BUILT FOR POSSIBILITY.

THE SCHEME



NINETY.

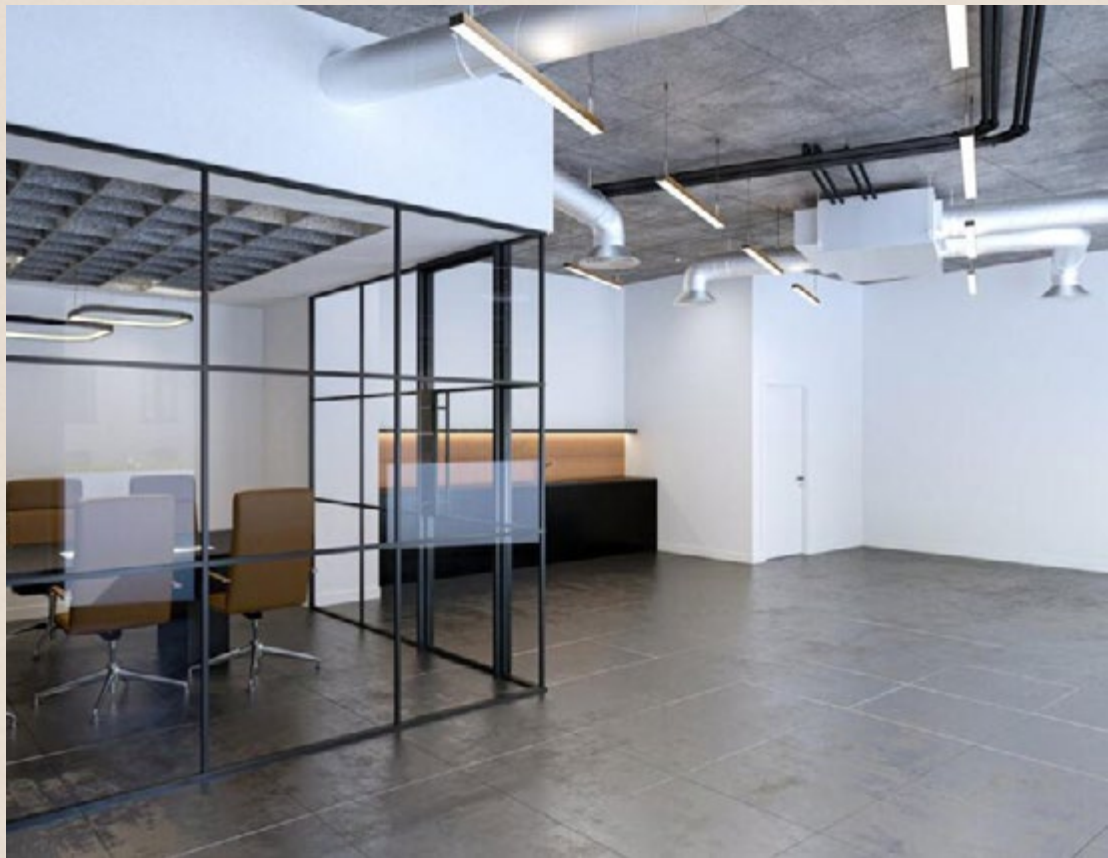
Coffee

OPPORTUNITY FOR A CAFE OR RESTAURANT OFFERING

POTENTIAL TO CREATE A SPACE
TO CONNECT, RELAX AND RECHARGE.



The scheme provides flexible space for a variety of occupiers, with upper floor division considered.



MADE FOR MODERN BUSINESSES



Various unit sizes, upper floor division considered, for a range of commercial uses



Private entrance to first floor, prominent ground floor frontages



Ceiling heights in excess of 3m throughout



Dedicated commercial shower and cycle storage amenities



Block A handover Q3 2026, Block B/C handover Q4 2026



Walking distance to Hackney Wick and Stratford International stations



VERSATILE RETAIL SPACES



Offering the flexibility to bring your vision to life and create a distinctive destination for your business.

A RANGE OF NEWLY CONSTRUCTED
COMMERCIAL SPACES WITH RETAIL,
RESTAURANT, LEISURE & OFFICE USES

UNIT	SQ FT	SQ M	AVAILABILITY
Ground - Block A Unit O1	1,120	104.05	Available now
Ground - Block A Unit O2 (Affordable)	4,048	376.07	Available now
Ground - Block A Unit O3	2,480	230.40	Available now
Ground - Block B&C Unit O1	2,316	215.16	Available now
Ground - Block B&C Unit O2	1,913	177.72	Available now
Ground - Block B&C Unit O3	6,681	620.69	Available now
Ground - Block B&C Unit O4	3,270	303.79	Available now
1st - Block B&C Unit O5	13,059	1,213.22	Available now
Total	34,887	3,241.10	



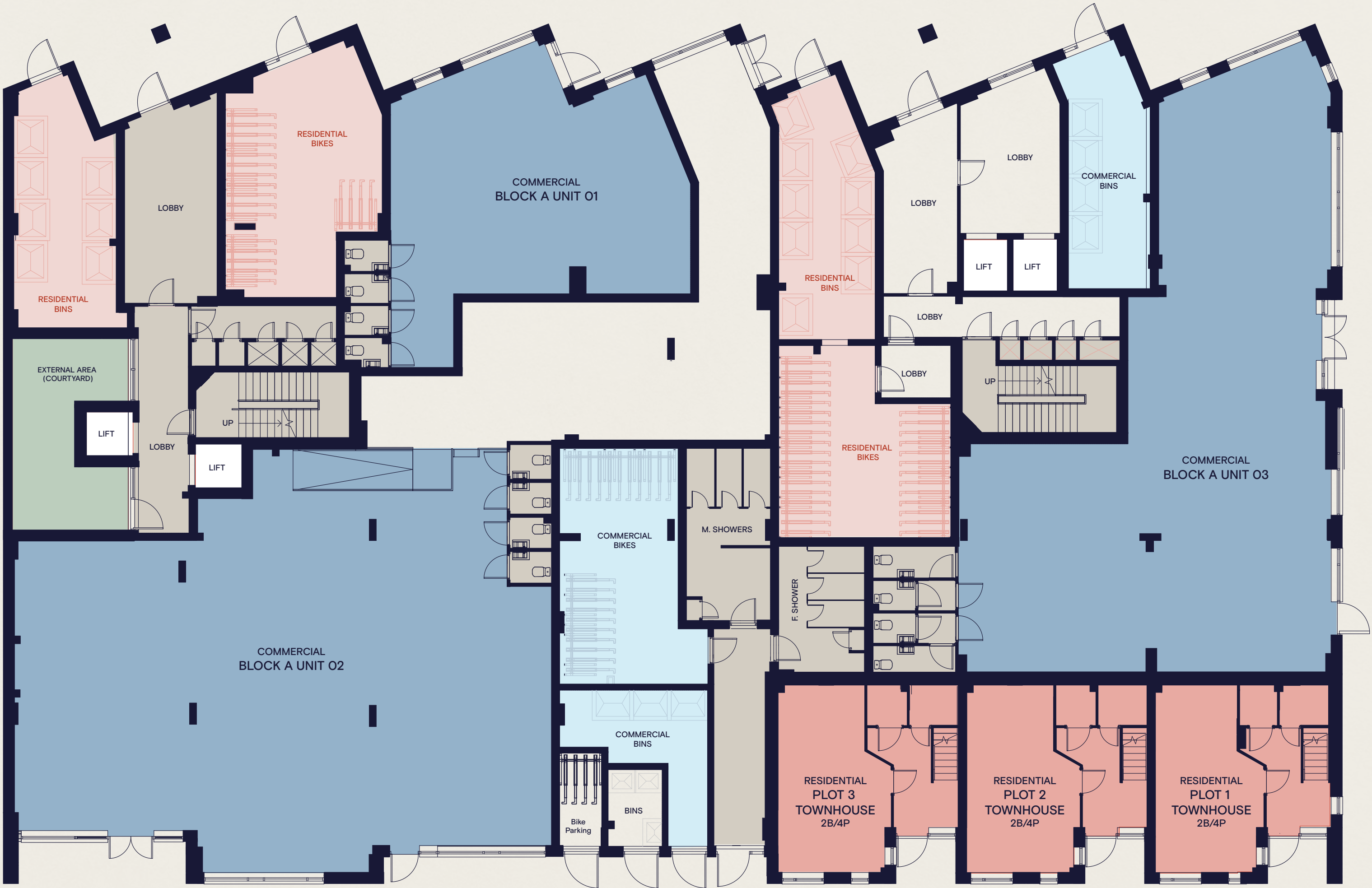
BLOCK A

GROUND FLOOR

UNIT 01	1,120 sq ft
UNIT 02	4,048 sq ft
UNIT 03	2,480 sq ft

KEY

- Commercial
- Residential
- Core
- Courtyard





BLOCK B & C

GROUND FLOOR

UNIT 01	2,316 sq ft
UNIT 02	1,913 sq ft
UNIT 03	6,681 sq ft
UNIT 04	3,270 sq ft

KEY

- Commercial
- Residential
- Core



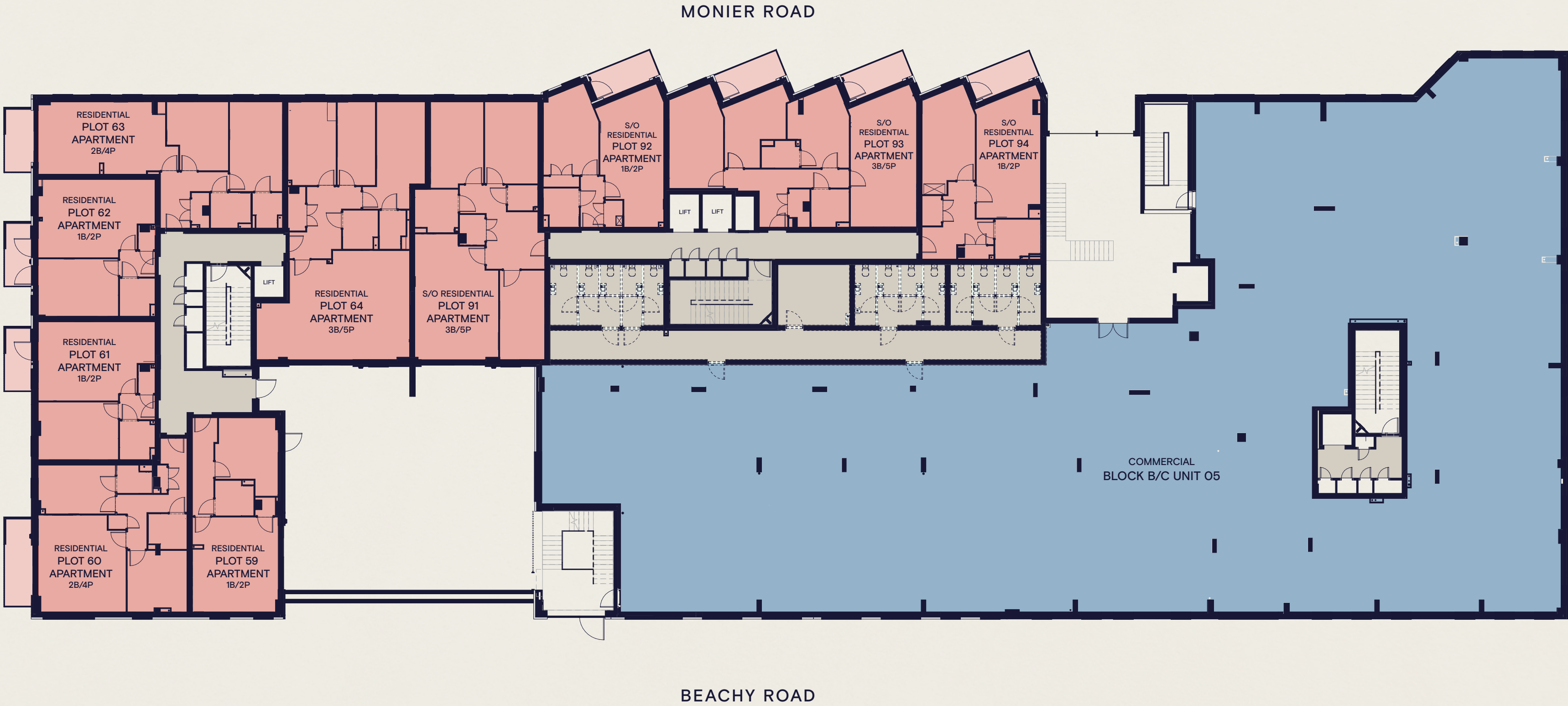
BLOCK B&C

FIRST FLOOR

UNIT 05 13,059 sq ft

KEY

- Commercial
- Residential
- Core



A CONNECTED ADDRESS

THE LOCATION



Situated within easy walking distance to Hackney Wick station.



A vibrant neighbourhood of creative workspaces, independent businesses and waterside destinations.

A GROWING EAST LONDON COMMUNITY

Fish Island has transformed from its industrial past into a vibrant mix of commercial and residential spaces. Now a hub for creative businesses, designers and makers, the area is home to occupiers including The Trampery and Main Yard Studios, alongside popular destinations such as Crate Brewery, Howling Hops Tank Bar and Colour Factory. More than 1,000 new homes are also being delivered, alongside continued investment in connectivity.



EXCEPTIONALLY
CONNECTED

Monier Road sits at the heart of Fish Island, surrounded by a vibrant mix of creative businesses, independent operators and new residential development. Adjacent to Queen Elizabeth Olympic Park, the Olympic Stadium and Westfield Stratford City, the area combines a thriving creative community with excellent wider connectivity.

CAFÉS

- 1. JUJUHOME Cha
- 2. Ethical Bean Co.
- 3. Simmos Coffee
- 4. Bakery 4
- 5. Mission Coffee Works
- 6. HWK Coffee

RESTAURANTS

- 1. Two More Years
- 2. Burger & Beyond Hackney
- 3. The Taco Club
- 4. Lanterna
- 5. La Cumbia
- 6. Burnt Umber

BARs & PUBS

- 1. Gwenda
- 2. The Hatch
- 3. All My Friends
- 4. Howling Hops Brewery
- 5. Barge East
- 6. The Lord Napier Star





An opportunity to be part of
a new scheme for East London.

FURTHER
INFORMATION

TENURE

New lease on application. Long Leasehold
sales will also be considered

EPC

EPC to be provided upon request

VAT

Applicable

CONFIGURATION

Developers Shell & Core



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