

New Commercial Purchase Opportunity – 7,900 sq. ft

Lumen

Fish Island / Hackney Wick, E3

Life at Lumen offers the perfect balance between city energy and natural calm. Step outside and you'll find yourself moments from expansive green spaces, with the Olympic Park and leafy canal paths providing endless opportunities to walk, run, or simply breathe a little deeper.



Lumen / Fish Island





The commercial space has been designed to stand apart, delivered in a condition close to Cat A to make moving in smoother and simpler. With key features such as fire-safe external walls, stainless steel handrails, a commercial lift, sprinkler system design, insulation works, pre-installed basement sewage pump, and dedicated service routes, they're ready for businesses to put their stamp on from day one.

The basement, ground floor and first floor have a generous load capacity.

4KN/M2

Floor to ceiling heights of up to 3.35M.

3.35M

13M

13m x 1.95m signage screen between commercial and residential entrance.

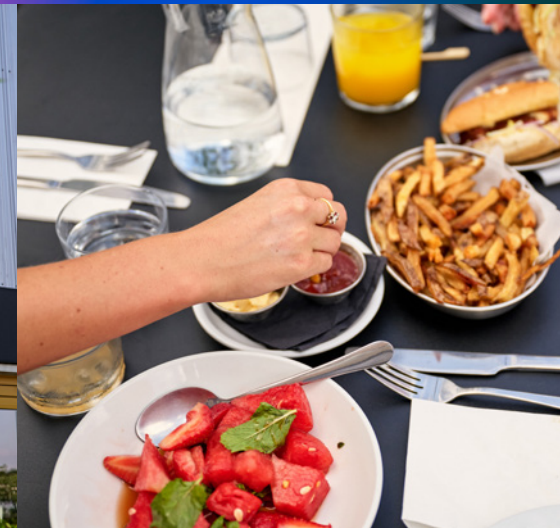
Dedicated store for 10 bicycles.

Private terrace with planters, offering a unique breakout or event space for staff and clients.

BAR TIL LUNCH

Independent restaurants serve everything from wood-fired pizza to innovative small plates, while craft breweries and cocktail bars spill onto the water's edge, creating a lively social scene that feels both local and cosmopolitan.

Whether it's a relaxed brunch, an artisan coffee on the go, or an evening drink with friends as the sun sets over the canal, the area offers a feast of flavours.





Once home to makers and artisans, the area now boasts an exciting mix of contemporary galleries, artist studios, and independent exhibition spaces, alongside more recent established names, such as the BBC, V&A and Sadler's Wells. Ensuring that one of London's most dynamic cultural quarters continues to thrive as a place where innovation and imagination are part of everyday life.

The V&A East Storehouse – a behind-the-scenes look at one of the world's greatest collections, right in the heart of East London's creative quarter.



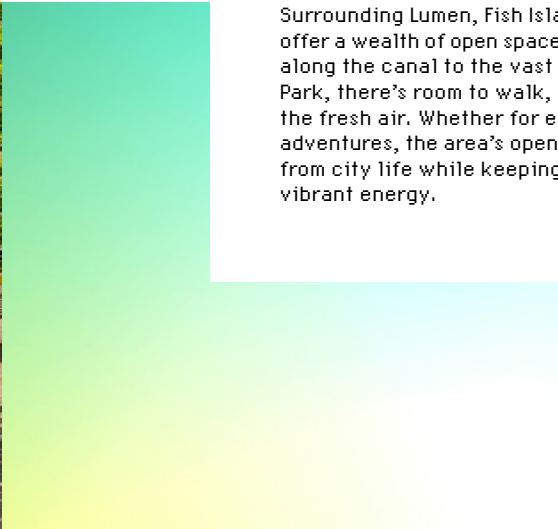
Evening out?
Try the Everyman Cinema – plush sofas, curated films, and a boutique cinema experience just moments from your door.



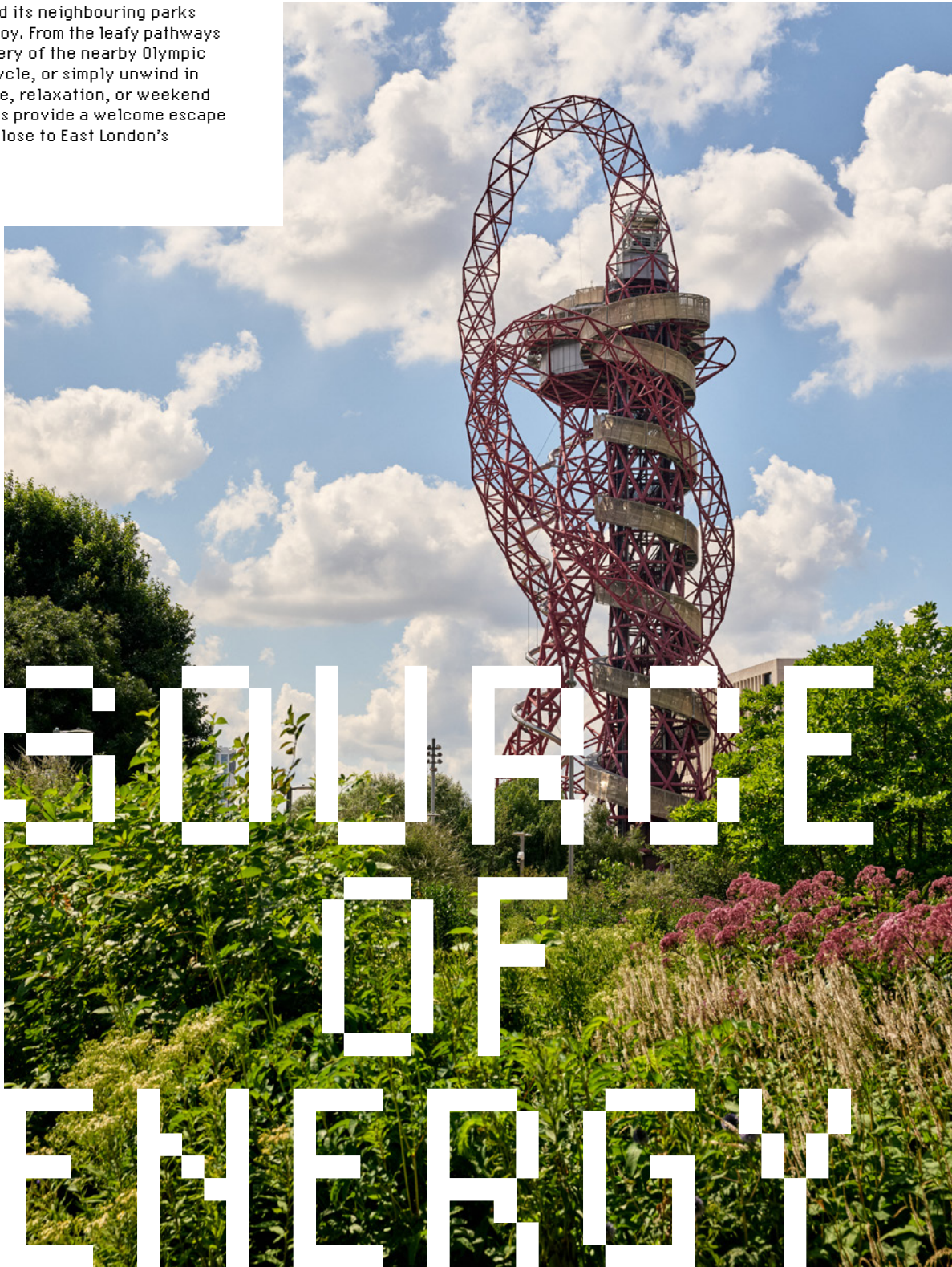
Sadler's Wells East – a new stage for world-class dance and performance, bringing creativity and movement to the heart of East London.



V&A East Storehouse



Surrounding Lumen, Fish Island and its neighbouring parks offer a wealth of open space to enjoy. From the leafy pathways along the canal to the vast greenery of the nearby Olympic Park, there's room to walk, run, cycle, or simply unwind in the fresh air. Whether for exercise, relaxation, or weekend adventures, the area's open spaces provide a welcome escape from city life while keeping you close to East London's vibrant energy.





Lumen / Fish Island

Lumen offers superb transport links that make getting around London effortless. With easy access to the Central, Jubilee, DLR and Elizabeth lines, as well as cycle-friendly canal paths right on your doorstep, commuting and business travel has never been more convenient.

WALK

8 MINS
HACKNEY WICK

15 MINS
PUDDING MILL

15 MINS
STRATFORD

CYCLE

3 MINS
VICTORIA PARK

5 MINS
STRATFORD INTERNATIONAL

7 MINS
LONDON FIELDS

12 MINS
SHOREDITCH HIGH ST

TUBE / DLR / OVERLAND

4 MINS
STRATFORD

9 MINS
LIVERPOOL ST

10 MINS
CANARY WHARF

10 MINS
BANK

14 MINS
KINGS CROSS
ST PANCRAS

13 MINS
TOTTENHAM
COURT ROAD

20 MINS
OXFORD CIRCUS

14 MINS
LONDON CITY
AIRPORT

Hackney Wick Overground station is just a short stroll away, connecting you directly to Stratford and Highbury & Islington.

Stratford International opens up fast links across the capital and beyond.

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LET AND SHINE

From cultural landmarks and creative hubs to parks, cafés, and canalside hangouts, the area around Lumen is alive with places of interest waiting to be discovered. Our map brings them all together at a glance — helping you uncover local favourites, hidden gems, and everything that makes Fish Island and East London such an exciting place to call home.

Bars / Restaurants

- 01 All My Friends
- 02 Barge East
- 03 Bread Street Kitchen
- 04 Burnt Umber Brasserie
- 05 Cafe Mai
- 06 Colour Factory
- 07 Forman & Field
- 08 Hackney Bridge
- 09 Howling Hops Brewery and Tank Bar
- 10 Inis
- 11 Lanterna
- 12 Lucia's
- 13 LVLS
- 14 Number 90 Bar
- 15 Preeti Patty
- 16 Two More Years
- 17 Unlock
- 18 Wicked Fish

Coffee Shops

- 19 The Roasting Shed
- 20 Ethical Bean Company
- 21 HWK London
- 22 Simmos Coffee
- 23 4 Smeed Rd

Local Shops

- 24 Brie Yourself
- 25 Juju Home Store
- 26 Maganda hair Studio
- 27 Tuck Shop

Outside Space

- 28 Canal
- 29 QE Olympic Park
- 30 Victoria Park

Office Space

- 31 Here East

Sports

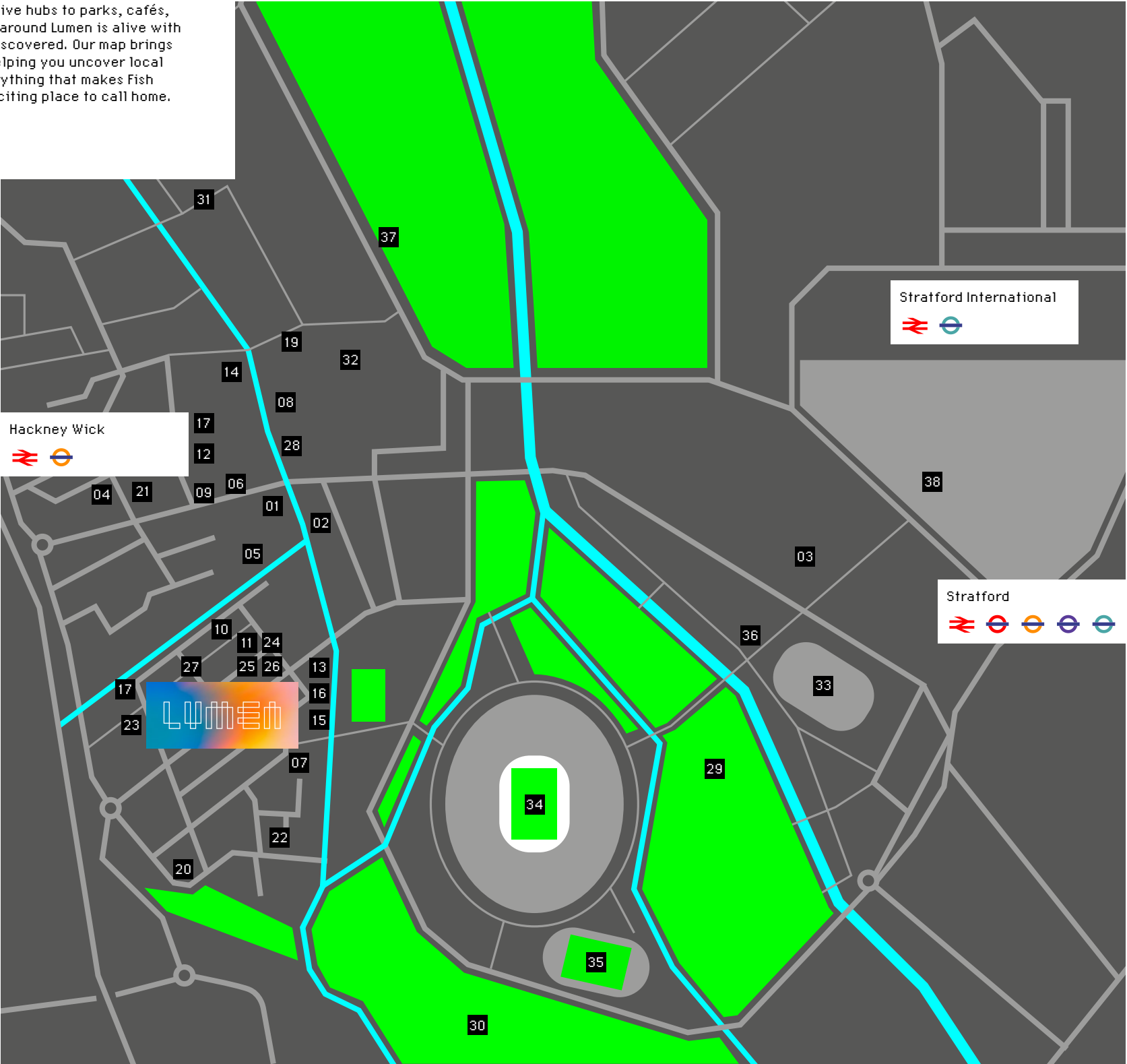
- 32 Copper Box Arena
- 33 London Aquatics Centre
- 34 London Stadium
- 35 Newham and Essex Beagles Athletics Club

Culture

- 36 Sadlers Wells East
- 37 V&A East Storehouse

Retail and Leisure

- 38 Westfield
- All Star Lanes
- Apple
- Bat & Ball
- Gravity Max
- H&M
- Street Golf
- Vue Cinema



Lumen offers a rare opportunity to establish your business in the heart of Fish Island, one of East London's most dynamic and creative neighbourhoods. With high ceilings, open-plan interiors, and expansive glazing that invites natural light, the space is both versatile and inviting.



Inside, the commercial space has been designed with flexibility in mind, featuring high ceilings and an abundance of natural light that creates a welcoming atmosphere throughout. The shell and core finish provides a versatile backdrop, allowing businesses to style the interior to their vision — whether that's a vibrant customer-facing venue or a calm, inspiring workspace.



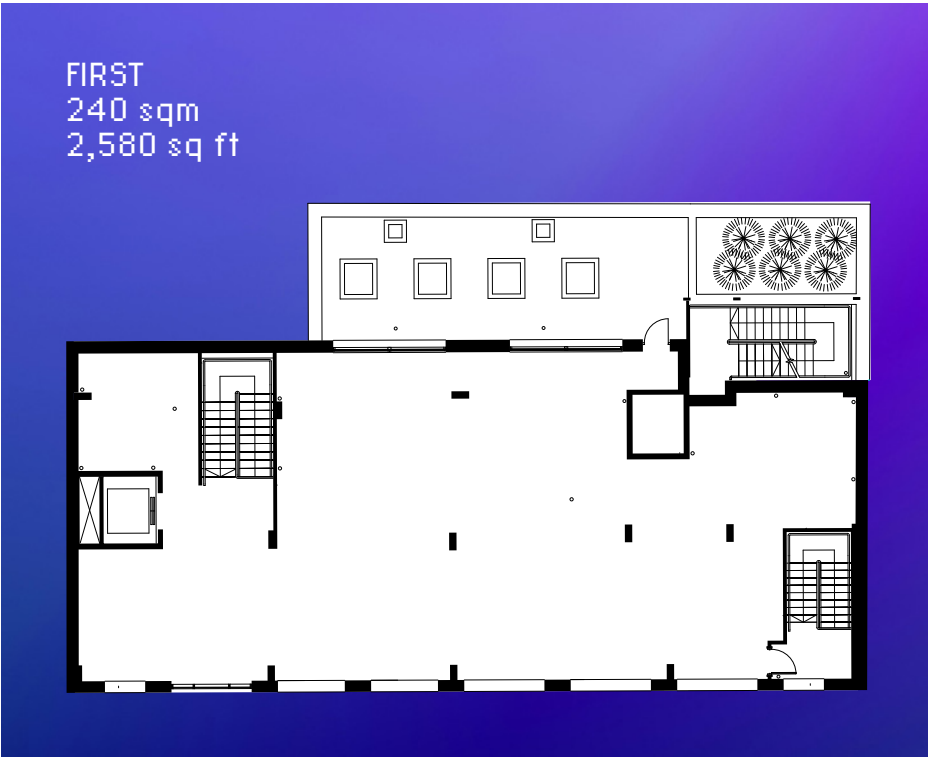
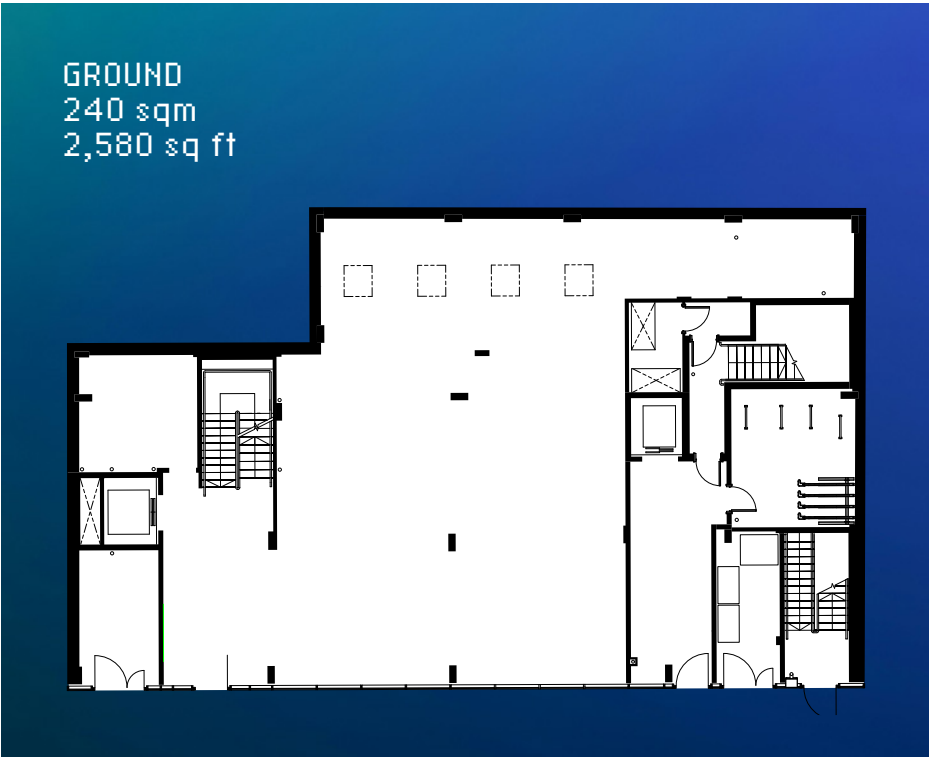
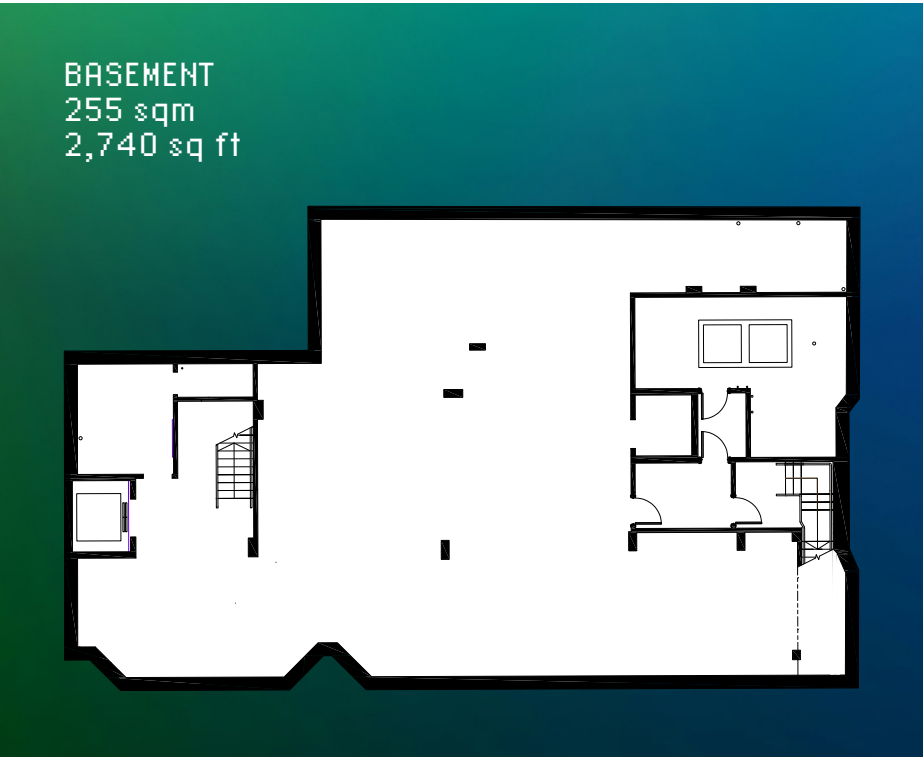
The ground floor at Lumen offers versatile commercial space designed to suit a variety of uses. Large front windows flood the interior with natural light, while to the rear, a private outdoor area provides additional room for seating, events, or simply a tranquil extension of the space.



FULL OF LIGHT

Available as individual self-contained units or let as a whole.

Commercial Gross Internal Area:		
First	240 sqm	2,580 sq ft
Ground	240 sqm	2,580 sq ft
Basement	255 sqm	2,740 sq ft
Total	735 sqm	7,900 sq ft



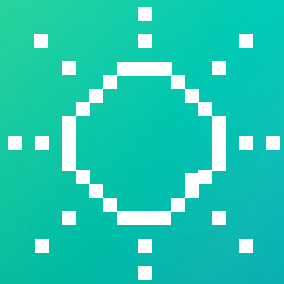


Lumen / Fish Island

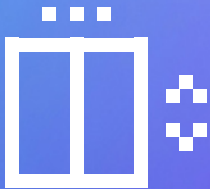
Enhanced Building Features

- Delivery near Cat A standard for cost-effective occupation.
- Secure by Design (Met Police standards).
- Passenger lift serving all levels.
- Pre-installed sprinkler and fire-safety systems.
- PV panels designed for the roof, supporting sustainability.
- Dedicated bike store (10 spaces) and separate commercial bin store.
- Pre-allocated routes and space for Air Source Heat Pumps (ASHP).
- Two fire exits from both basement and first floor.

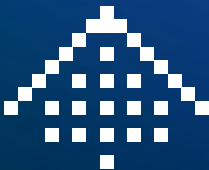
PV panels designed for the roof, supporting sustainability.



Passenger lift serving all levels.



Pre-installed sprinkler and fire-safety systems.



Dedicated store for 10 bicycles.



Secure by Design (Met Police standards).



Specifications may vary during build and according to availability. All details contained within the sales information are correct at the time of production. However, in the interest of continuous improvement and to meet market conditions, the builder reserves the right to modify plans, exteriors, specification and products without notice or obligation. Actual usable floorspace may vary from stated floor area, any cgis depicted are an artist's concept of the completed building and/or its interiors only. The content within these particulars may not be current and can change at any time without notice.

Delivery near Cat A standard for cost-effective occupation.





Tenure

The new long-leasehold interest of 999 years is to be sold, with the benefit of Vacant Possession. A sale of the Freehold might also be considered.

Planning

The building lies within the London Borough of Tower Hamlets. The property is not listed and does not fall within a Conversation Area. The planning use currently allows for B1(c) across the Ground & Basement, with B1(a) on the First floor. Offers conditional upon alternative uses will be considered.

VAT

The building is elected for VAT.

EPC:

TBC – has been commissioned

Legals 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.

Price

Offers are invited in excess of £1,850,000. A sale at this level would reflect an attractive capital value of £234 per sq. ft based on a total area of 7,900 sq. ft.

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