

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

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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.

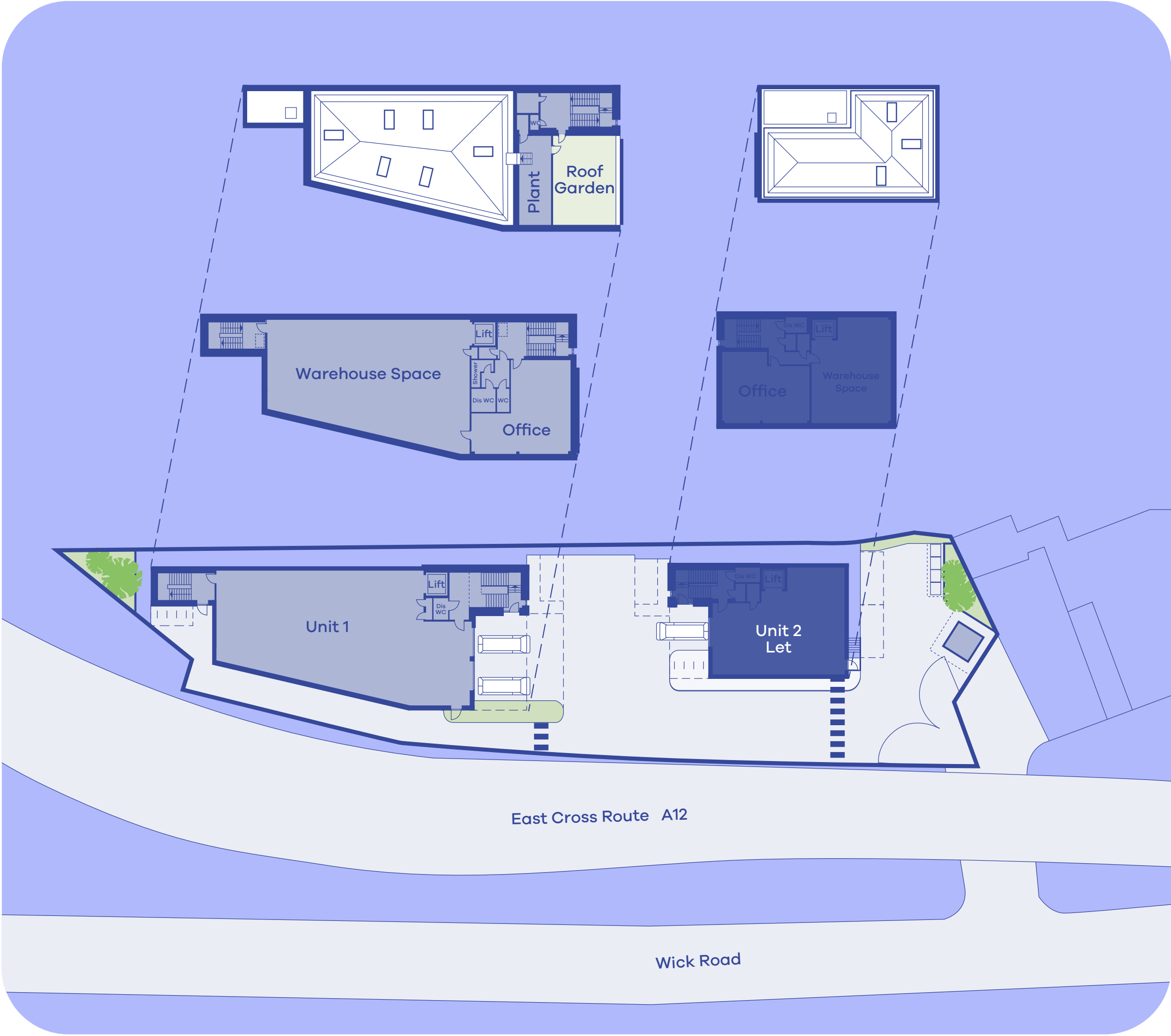


Two brand new
warehouse units
totalling 14,940 sq ft

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

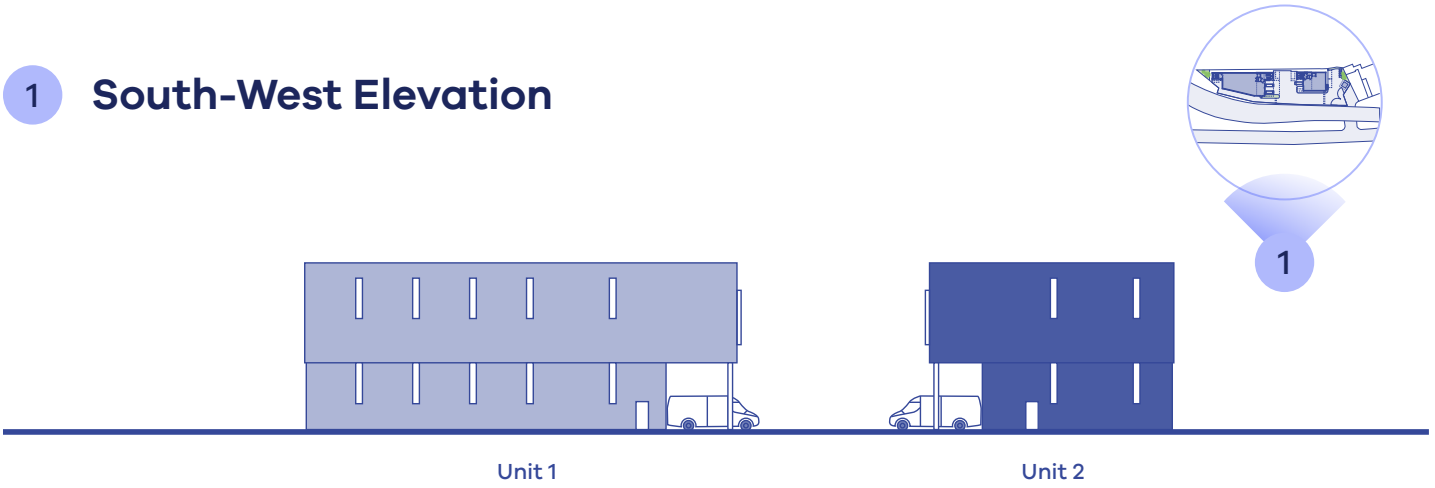


Unit	Ground floor (sq ft)	First floor (sq ft)	Roof terrace (sq ft)	Total (sq ft)
Unit 1	4,910	4,835	560	10,305
Unit 2 – Let	2,340	2,295	/	4,635

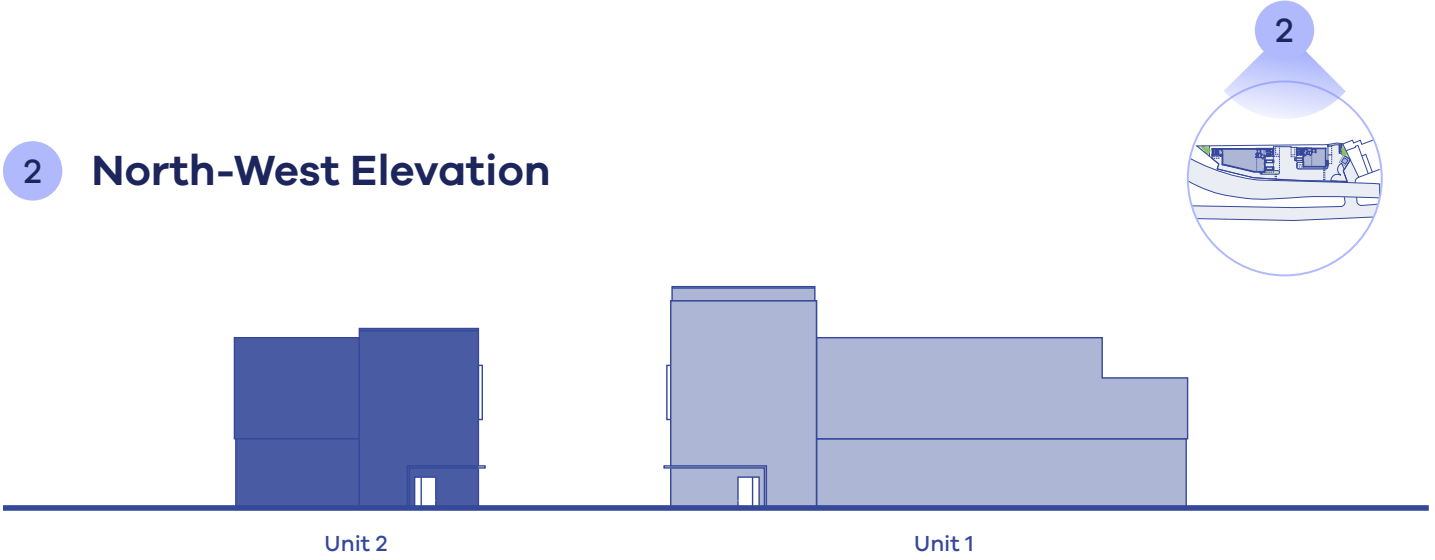
Elevation



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
office space



EV charging and
PV roof panelling



Roof terrace



BREEAM: 'Excellent'



EPC: A+



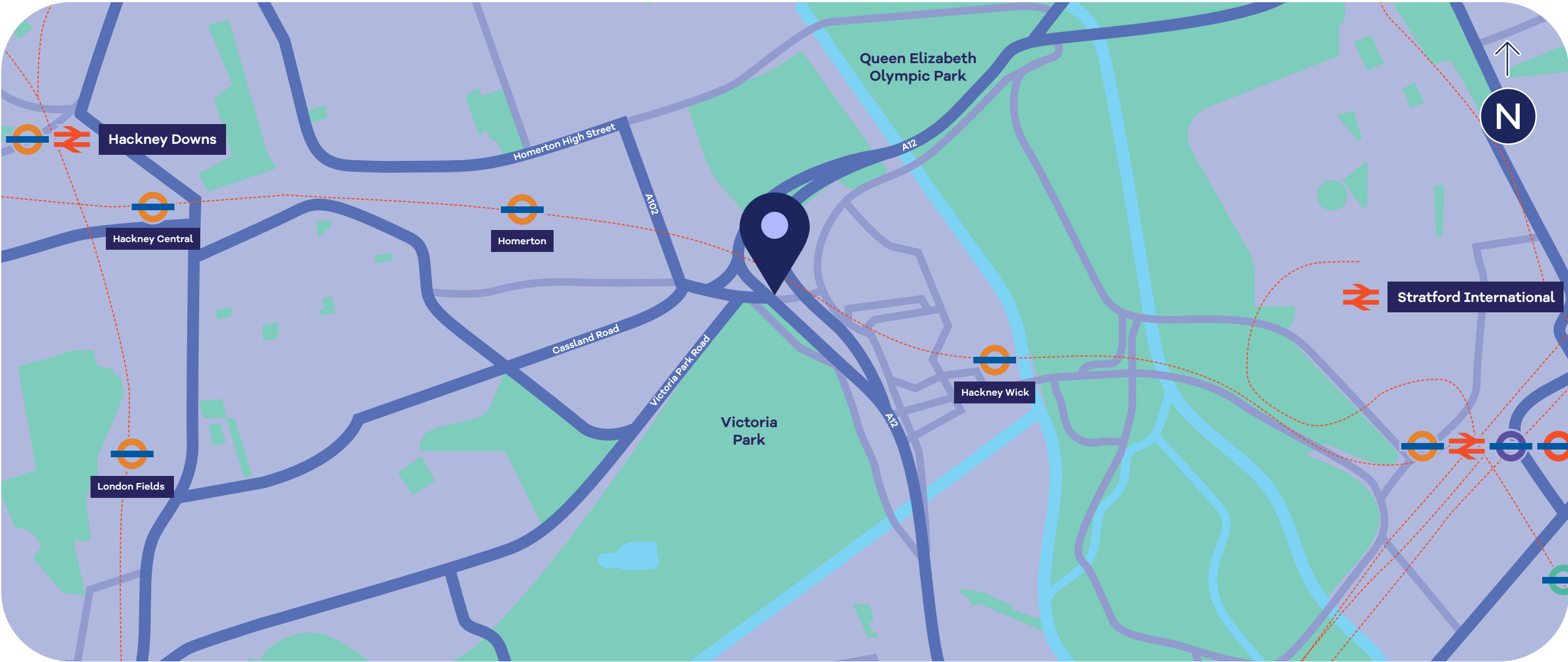
Net zero carbon
operation



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 Central	4 mins
Stratford	9 mins
Highbury & Islington	11 mins
Walthamstow	16 mins
Liverpool Street	18 mins
Shoreditch High Street	19 mins
Hampstead Heath	25 mins

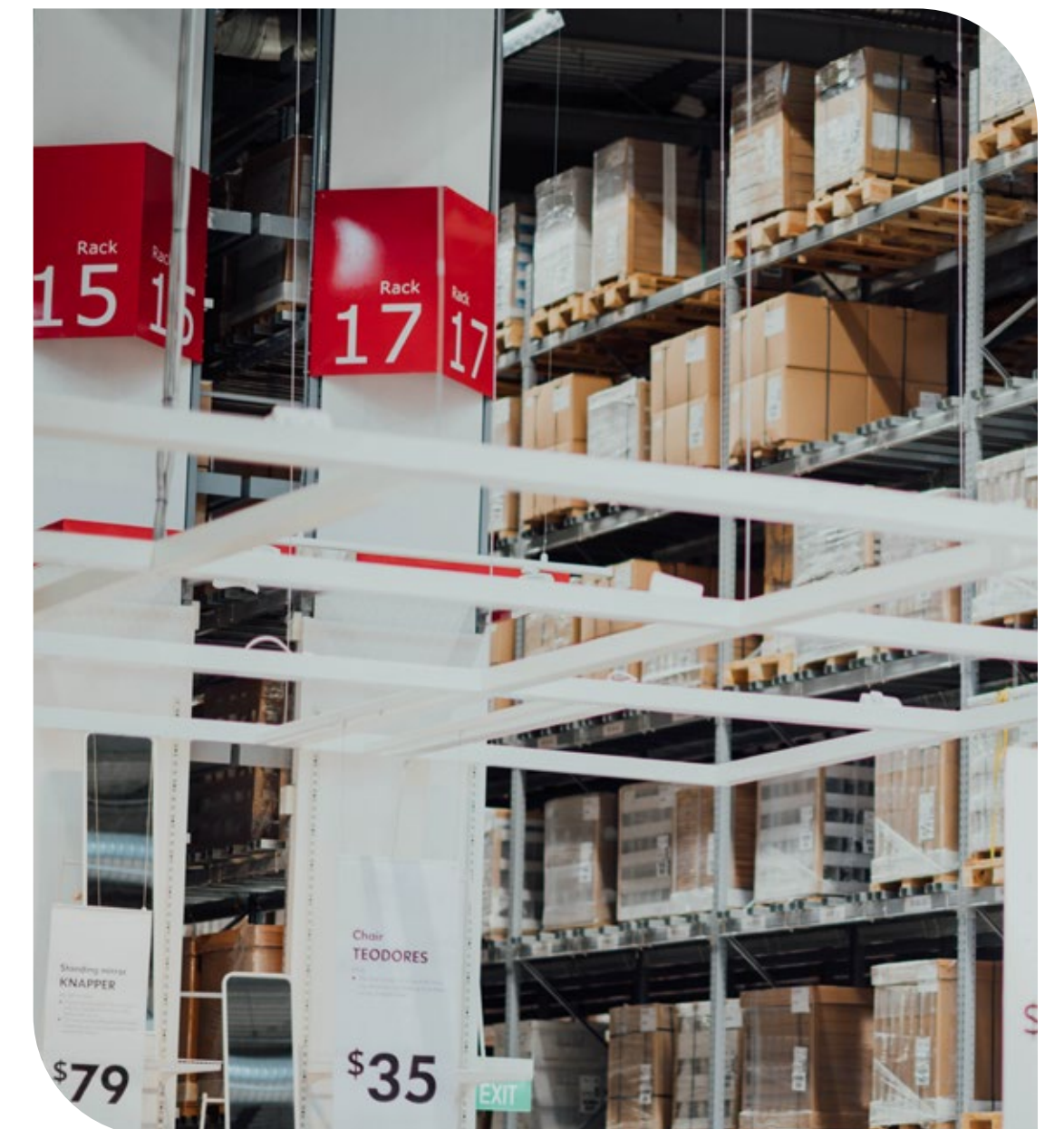
Hackney Wick (Stop J)		2 mins
Hackney Wick		9 mins
Homerton		12 mins

Travel times taken from Google Maps and are subject to change. Map is approximate and for illustrative purposes only.

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.



Superb East London location

Bloom Hackney occupies a prime site in Hackney Wick, in between Hackney and Stratford and neighbouring Hoxton and Bethnal Green.

This development benefits from direct access to key arterial routes, via the A12, which enables and supports better business operations.

- 1

Cornerstone Restaurant
- 2

Burnt Umber Brasserie
- 3

The Breakfast Club
- 4

Number 90
- 5

The Adam & Eve
- 6

Copper Box Arena
- 7

Well Street Market
- 8

River Lee
- 9

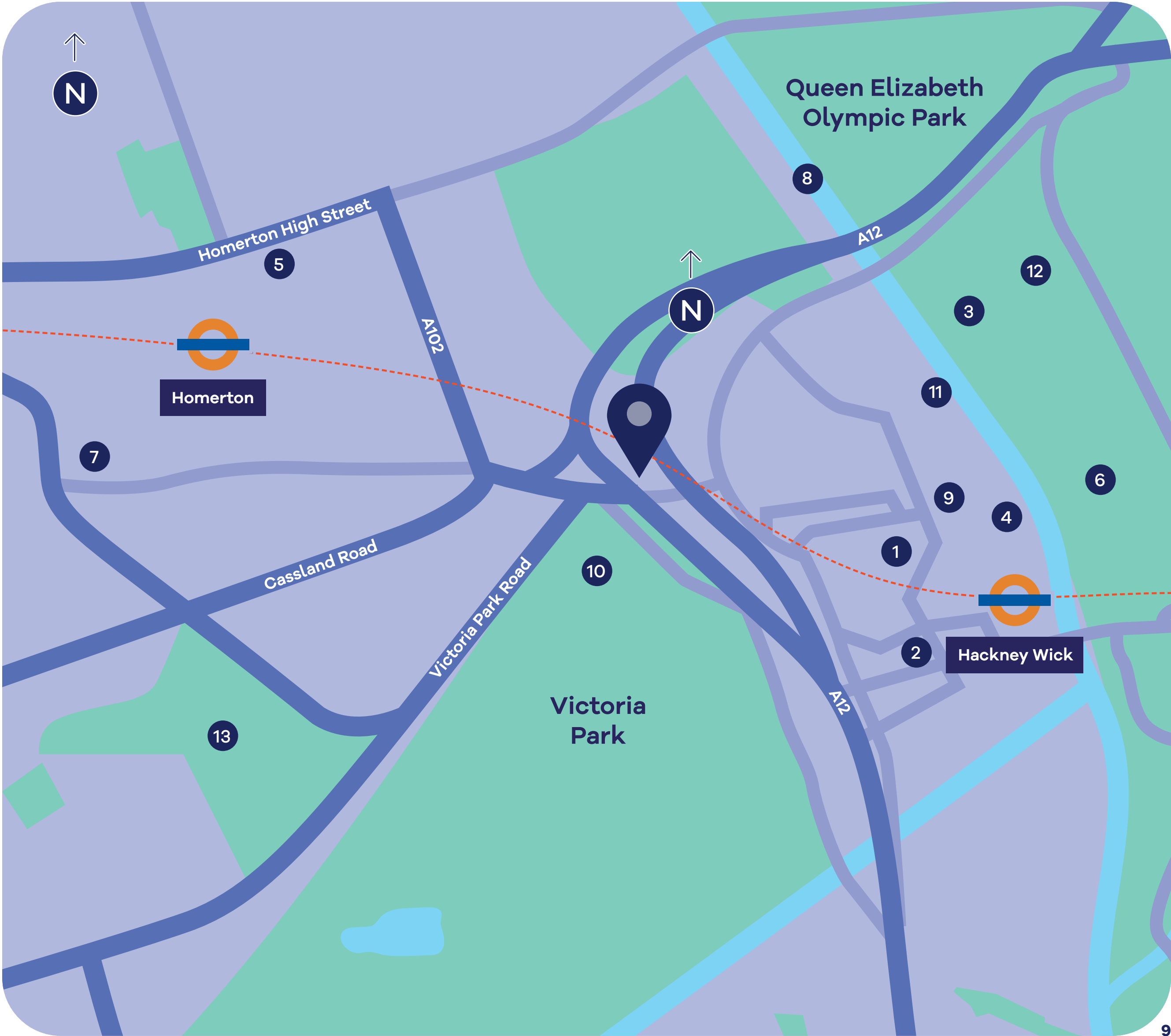
Sainsbury's (Wallis Road)
- 10

Victoria Park
- 11

Gainsborough Bridge
- 12

UCL at Here East
- 13

Well Street Common



Map is approximate and is for illustrative purposes only.

Local insight

3 mile radius

2.3m

Population projection by 2025

941k

Households by 2025

1.7m

Potential employees projected by 2025

£36k

Average household income projected by 2025



Nestled in green space

East London has undergone widespread redevelopment in recent years, transforming the area into a sought-after destination offering cafés, restaurants, shops, arts and culture and sports facilities.

Bloom Hackney is perfectly positioned to make the most of all of this – plus a host of much-loved local green spaces.



Bloom

URBAN WAREHOUSES

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Our Portfolio

