

# **NEW WICKSIDE**

PHASE ONE  
BRIDGE HOUSE

HEPSCOTT ROAD  
HACKNEY WICK E9



# LIFE IN COLOUR

As part of the wider 100,000 sq ft + of commercial space at Wickside – Phase One offers 10,053 sq ft split over three commercial units ranging in size from 1,507–6,404 sq ft – suitable for a range of occupiers.

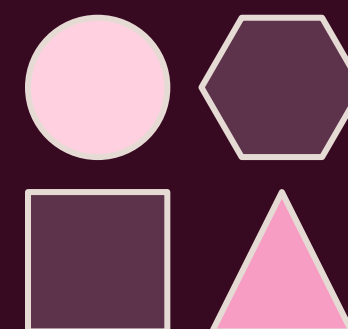
Phase One/Bridge House:



FOR  
RENT



SINGLE OR  
MULTIPLE UNITS



SUITABLE FOR  
A RANGE OF  
OCCUPIERS/USES



# BE AMONG THE FIRST

Phase One of the Wickside development is due for completion in June 2026.

Facing onto the Hertford Union Canal within a landscaped public realm, it offers occupiers the opportunity to be at the centre of one of London's most vibrant and creative communities.

PHASE ONE  
LOOKING NORTH EAST CGI





Canary Wharf

River Thames

City of London

Liverpool Street  
🚶🚶🚶🚶🚶

Shoreditch

Bethnal Green

London Fields

**W** WICKSIDE

Victoria Park

London Stadium

UCL East

Hackney Wick  
🚶

London Aquatics Centre

London College of Fashion

CRATE

Sadler's Wells East

V&A East

Queen Elizabeth Olympic Park

Copper Box Arena

River Lee

Stratford  
🚶🚶🚶🚶🚶  
& Westfield Shopping Centre

Stratford International  
🚶🚶

Here East



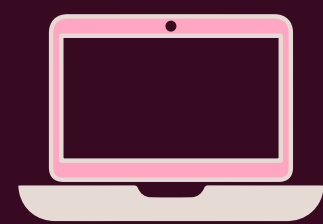
PHASE ONE  
LOOKING SOUTH EAST CGI





# MAKE THE SPACE YOUR OWN

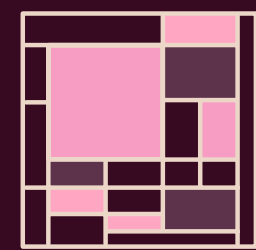
Delivered to shell, CAT A or fully fitted and refurbished, the spaces are suitable for a range of occupiers, so the design and fit-out can be tailored to the individual use.



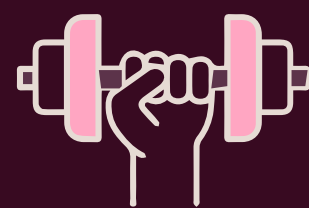
CREATIVE OFFICE OCCUPIERS



DESTINATION CAFES & RESTAURANTS



ARTISTS GALLERY SPACES



HEALTH & LEISURE OCCUPIERS

THE SPACE



UNIT A INDICATIVE  
F&B FIT-OUT CGI



UNIT C INDICATIVE  
CAT A FIT-OUT CGI

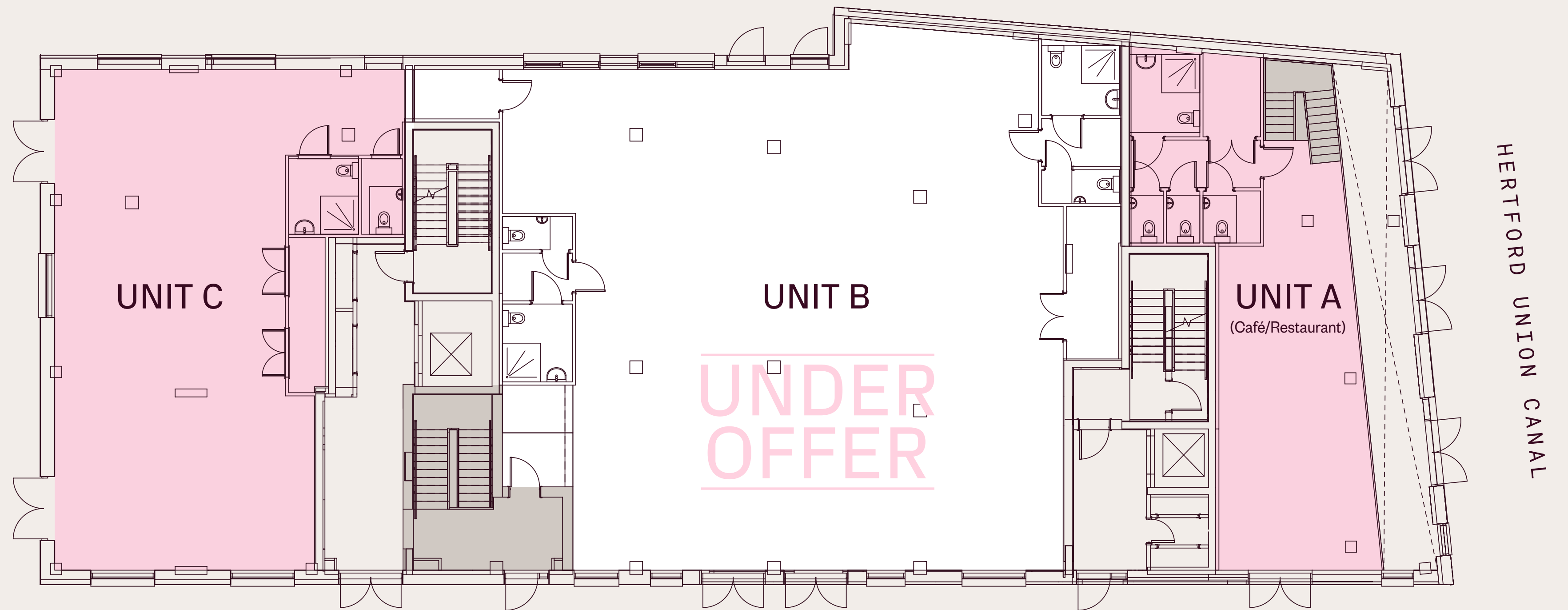




# FLOOR PLAN

## GROUND FLOOR

Unit	Floor	sq m	sq ft
A	Mezzanine	46	495
	Ground	153	1,647
<b>Total</b>		<b>199</b>	<b>2,142</b>
B	Ground (Under Offer)	296	3,218
	Lower Ground (Under Offer)	299	3,186
C	Ground	140	1,507



- AVAILABLE UNITS
- COMMERCIAL CORE
- RESIDENTIAL CORE

FLOOR PLAN NOT TO SCALE.  
FOR INDICATIVE PURPOSES ONLY.



# FLOOR PLAN

## LOWER GROUND FLOOR

Unit	Floor	sq m	sq ft
A	Mezzanine	46	495
	Ground	153	1,647
<b>Total</b>		<b>199</b>	<b>2,142</b>
B	Ground (Under Offer)	296	3,218
	Lower Ground (Under Offer)	299	3,186
C	Ground	140	1,507



- AVAILABLE UNITS
- BIKE STORE
- COMMERCIAL CORE
- RESIDENTIAL CORE

FLOOR PLAN NOT TO SCALE.  
FOR INDICATIVE PURPOSES ONLY.



# BE AMONG THE FIRST

Wickside sits within the exciting hub of Hackney Wick's local canal-side cafés, bars and restaurants.

A short walk away, occupiers have access to some of London's best green spaces, whilst a five minute journey on the Overground will take you directly to Westfield Stratford offering a diverse retail, dining and leisure mix.

Transport links are excellent, offering access to Stratford and the rest of London, with the West End just 13 minutes away via the Elizabeth Line and City Airport accessible via the DLR.

- 01 CRATE Brewery
- 02 Westfield Stratford
- 03 Victoria Park
- 04 Barge East

LOCAL AREA



TWO MINUTE WALK TO HACKNEY WICK STATION



ELIZABETH LINE AT STRATFORD FOUR MINUTES VIA OVERGROUND



LONDON CITY AIRPORT 14 MINS VIA DLR

## Interested? Let's talk...

### Terms

Upon application

### Viewings

Strictly through sole joint letting agents.

**BELCOR**

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