



57 BERKSHIRE ROAD

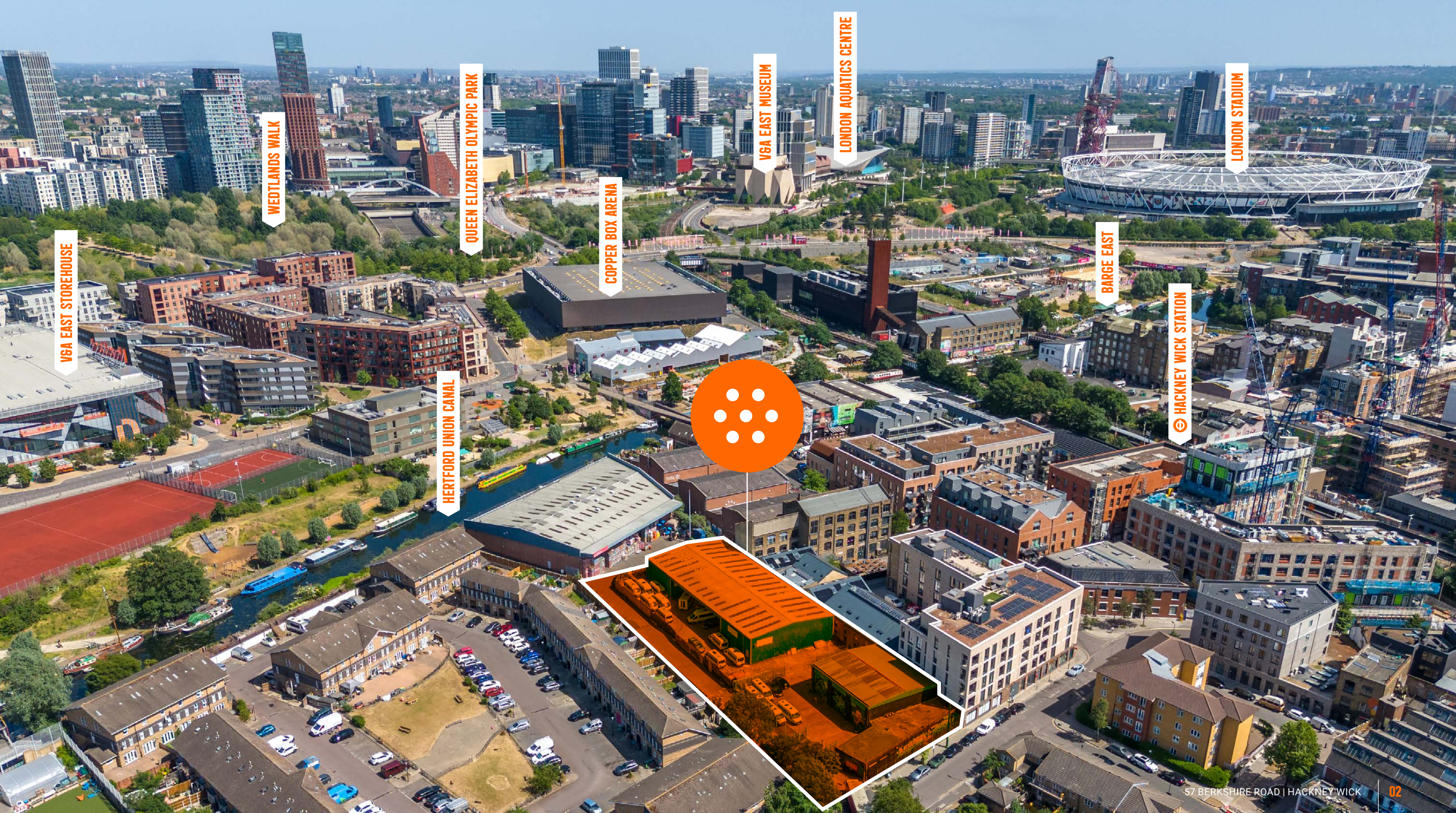
HACKNEY WICK | LONDON | E9 59B

DEVELOPMENT SITE FOR SALE WITH PLANNING PERMISSION FOR A MIXED-USE HOTEL SCHEME WITH THE POTENTIAL TO EXPLORE A CO-LIVING SCHEME OR ALTERNATIVE USES, SUBJECT TO PLANNING



SUMMARY

- Existing warehouse buildings of circa 15,000 sq.ft, benefiting from mixed-use planning consent in Hackney Wick, in the London Borough of Hackney
- The total Freehold (EGL219283 & EGL21934) site extends approximately 0.97 acre (0.39 hectare)
- Planning permission to demolish the existing buildings and to deliver a phased mixed-use redevelopment of employment/workspace accommodation (Use Class E(g)) and a hotel (Use Class C1) designed on a 144 Aparthotel format with generously sized studio apartment rooms. (Ref: 23/00009/FUL)
- Planning consent was approved with extra conditions on 30th September 2025 by London Borough of Hackney
- Potential to deliver a co-living scheme of 192 units, totalling to approximately 40,887 sq.ft plus amenities 8,397 sq. ft, subject to planning
- Within walking distance is Hackney Wick Station (London Overground Mildmay Services) providing direct connections to Stratford and Highbury & Islington, with onward access across London
- Stratford Station and Stratford International are located approximately a mile from the site providing direct access to Elizabeth, Central and Jubilee Line, DLR and National Rail services
- Unconditional offers invited for the freehold interest



VGA EAST STOREHOUSE

WEDTLANDS WALK

QUEEN ELIZABETH OLYMPIC PARK

VGA EAST MUSEUM

LONDON AQUATICS CENTRE

LONDON STADIUM

COPPER BOX ARENA

BARGE EAST

HERTFORD UNION CANAL

HACKNEY WICK STATION



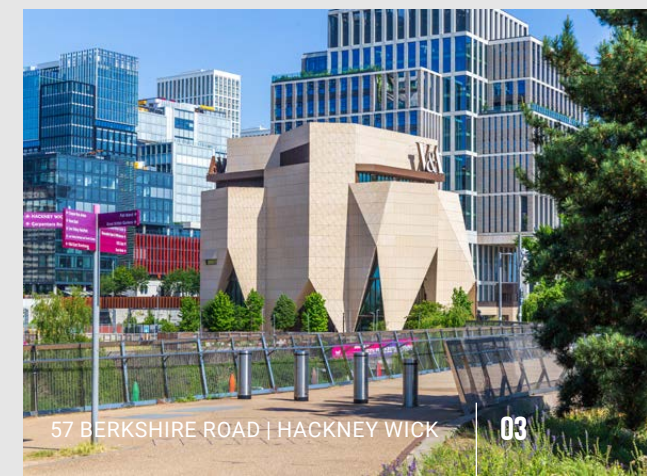
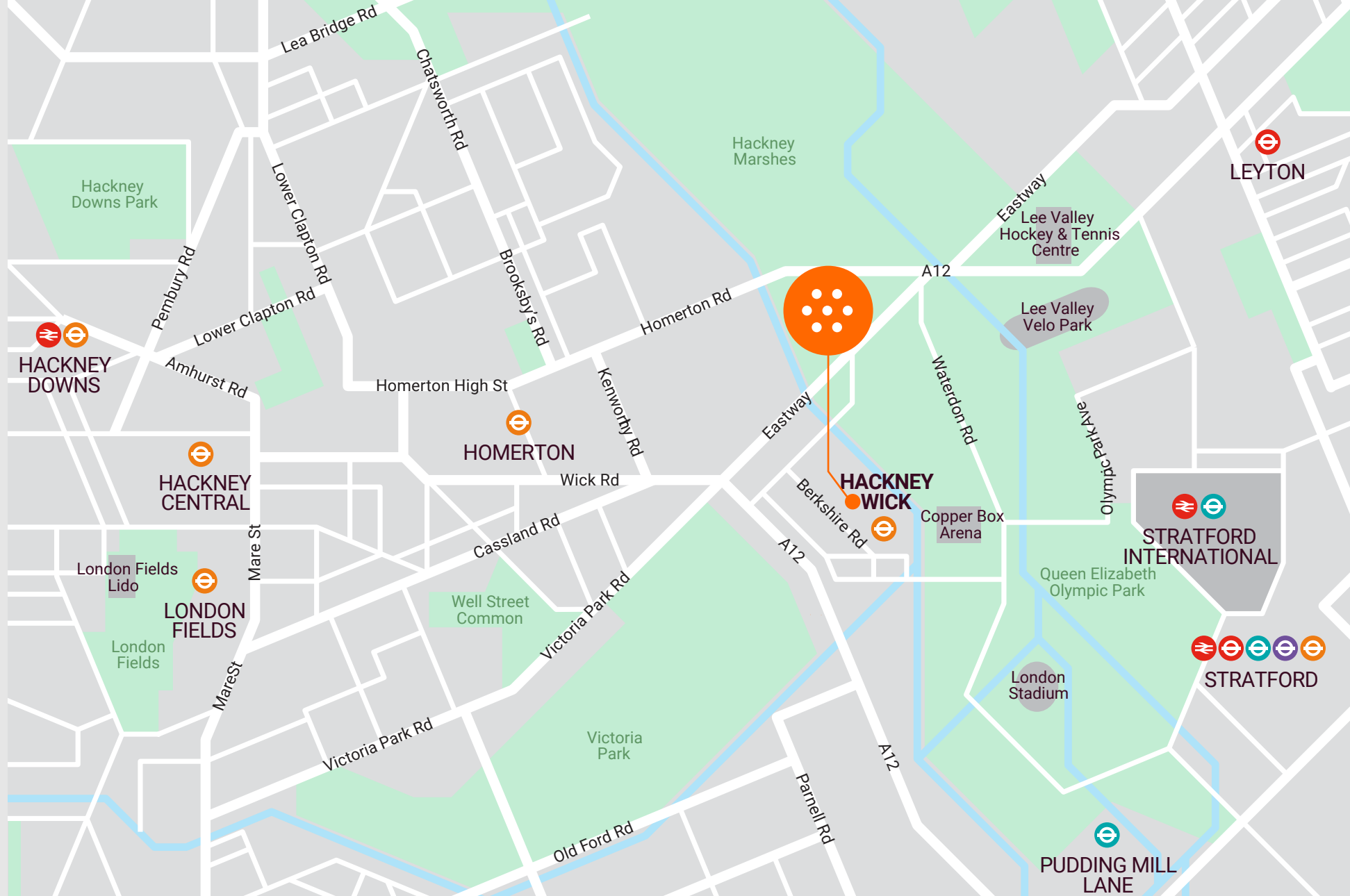


HACKNEY WICK

Hackney Wick is a vibrant and evolving East London neighbourhood, renowned for its creative energy, canalside setting, and strong sense of community.

Once an industrial hub, the area has transformed into one of London's most dynamic cultural quarters, home to artists, independent businesses, and innovative workspaces. Notable landmarks include the Queen Elizabeth Olympic Park, the scenic River Lea and Hertford Union Canal, and cultural hubs such as Here East and Hackney Wick Market.

The area continues to benefit from significant regeneration, with developments such as Fish Island Village, Telford Homes' residential schemes, and the wider Olympic Park legacy projects enhancing connectivity, public realm, and residential provision. This blend of heritage, ongoing development, and community spirit creates a distinctive identity rooted in creativity, entrepreneurship, and local engagement. The site is within a cluster of recent developments centred around Hackney Wick Station.





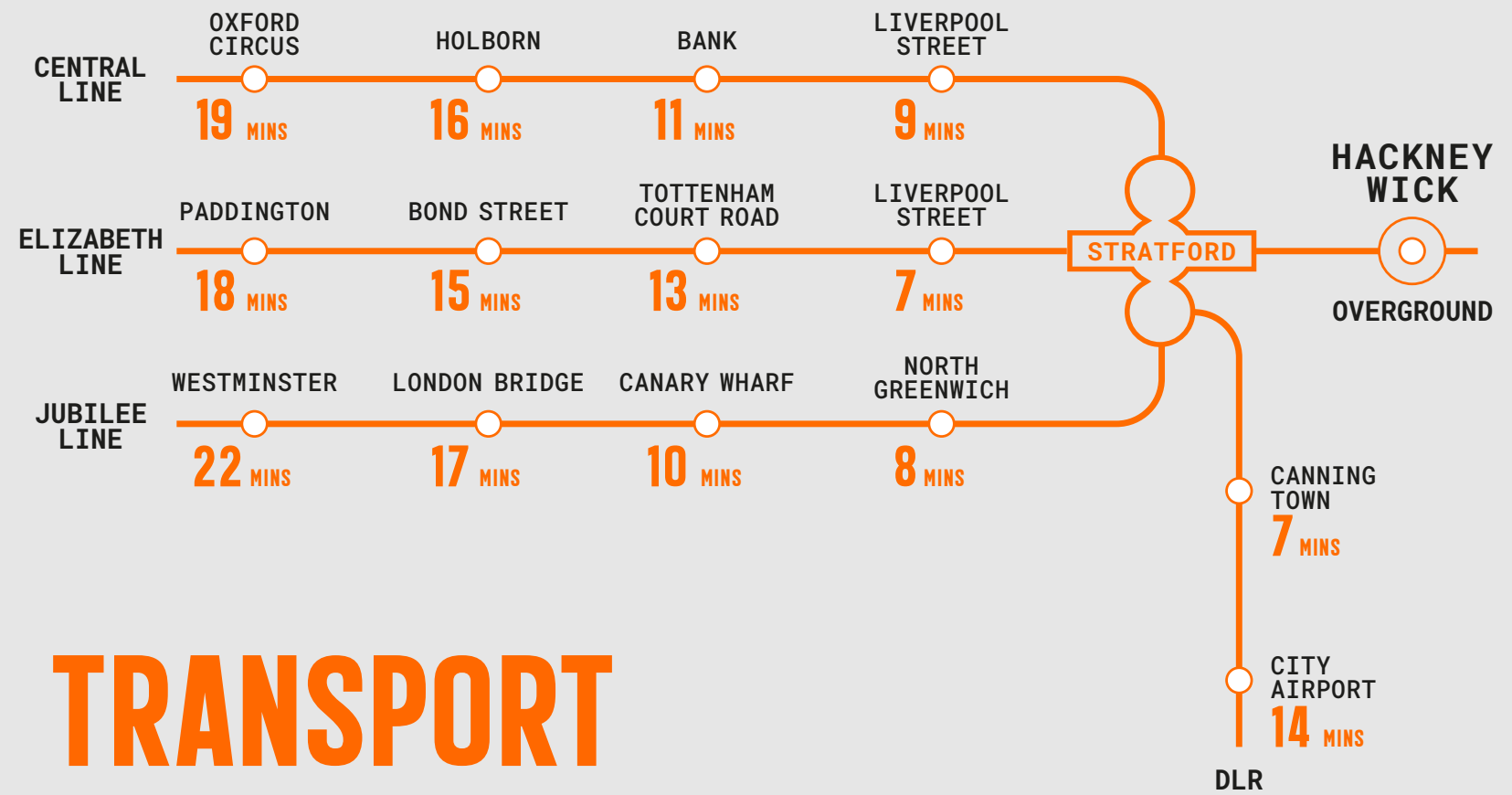
STRATFORD

Stratford has rapidly emerged as one of London's leading retail, business, and residential hubs, anchored by Stratford City and the expansive Westfield Stratford City shopping centre, one of Europe's largest urban retail destinations.

The area offers a unique blend of high-end and mainstream retail, dining, and leisure, attracting significant footfall and driving economic activity.

Surrounding developments, including Stratford Village and the wider Olympic Park legacy scheme, have introduced substantial new residential, commercial, and public realm improvements.

This transformation has positioned Stratford as a key growth corridor in East London, benefiting from exceptional transport connectivity and a vibrant, mixed-use environment.



TRANSPORT

The site is bounded by excellent transport links, a short walk away from Hackney Wick station providing London Overground Mildmay services giving commuters direct access to Stratford and Highbury & Islington.

Stratford Station is approximately a mile from the site, offering a variety of services including Central and Jubilee Underground lines, the Elizabeth Line, DLR as well Stratford International Services – National Rail Services.

The site is just set back from the River Lee Navigation, which provides attractive waterside walking and cycling routes. The Queen Elizabeth Olympic Park is approximately 0.6 mile to the east, offering extensive open space, parkland, and leisure facilities.



THE SITE

The existing warehouse site in Hackney Wick has planning permission and has been designed on a 144 Aparthotel format with generously sized studio apartment rooms. This offers an opportunity to accommodate 196 conventional hotel rooms (via a Section 73). Alternatively, there's the opportunity to deliver a 192 Co-Living scheme, capitalising on the area's strong creative community and growing residential appeal.

Currently the site consists of two portal framed warehouse buildings of approximately 15,000 sq.ft, previously used as a builders merchants, including an open yard for parking and loading.

The surrounding land uses include established residential terraces to the north, particularly around Leabank Square, while the areas to the south and west comprise a mix of commercial, creative, and light industrial occupiers typical of Hackney Wick. Whilst the neighbouring areas to the south contain a vibrant mix of new and heritage developments clustered around Hackney Wick Station.



PROPOSED PLANNING

The site benefits from planning permission to demolish the existing buildings and phased development to allow for the erection of a mixed-use, five (5) storey block and single storey pavilions to provide a 144 bedroom hotel (Use Class C1) and commercial floorspace (Use Class E) with associated open space and amenity areas, accessible car parking, cycle parking and refuse/recycling storage. The single storey Pavilions are optional within a phase 2 scheme, therefore, are not required to implement the Hotel development. Details and plans can be found in the dataroom.

PLANNING APPLICATION HISTORY:

- Planning reference: 23/00009/FUL – Granted (Extra conditions) 30th September 2025

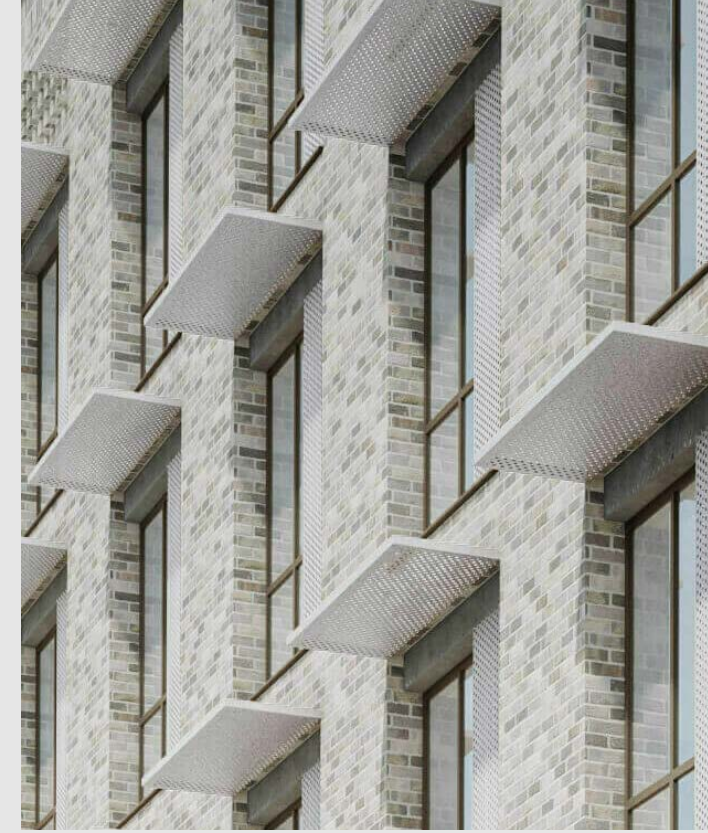
Full planning application for the demolition of the existing buildings and phased development to allow for the erection of a mixed-use, five storey block and single storey pavilions to provide a hotel (use class C1) and commercial floorspace (Use Class E), with associated open space and amenity areas, accessible car parking, cycle parking and refuse/recycling stores.

- Planning reference: 16/00704/FUL – Granted 20th November 2019

Full planning application for the demolition of the existing building and the erection of a mixed-use, five (5) storey block with some set-back elements and single storey pavilions to provide 5,683 sq.m of floorspace (GIA), comprising: 2,021sqm of commercial floorspace (Use Class B1), including a minimum of 1,072 light industrial floorspace (Use Class B1c) and 39 residential dwellings (Use Class C3), with associated open space and amenity areas, accessible car parking, cycle parking and refuse/recycling stores.

ALTERNATIVE USES

There is an opportunity to explore a co-living scheme to deliver 192 units, totalling to approximately 40,887 sq.ft plus amenities 8,397 sq.ft, subject to planning. Co-living offers a modern, community-driven way of living, combining private spaces with shared amenities to foster connection and convenience. It is particularly popular among young professionals, providing flexible, hassle-free living in well-located, fully serviced homes across the city. Hackney Wick is especially well suited to this model, given its thriving creative community, canalside setting, and growing mix of cultural, dining, and leisure spaces, making it an attractive and dynamic location for residents seeking both connectivity and a strong sense of place. Indicative plans can be found in the dataroom. Also, the hotel design and scheme can be explored for a more conventional hotel via a S73, for approximately 196 hotel rooms.

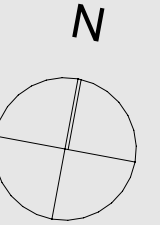


ACCOMMODATION

AREA SUMMARY	AREA GIA (SQ M)	AREA GEA (SQ M)
Commercial Office	204	218
Workspace/Studios Phase 1	252	286
Hotel Accommodation	6,572	7,156
Services Plant Space	673	738
TOTAL AREAS PHASE 1	7,701	8,398

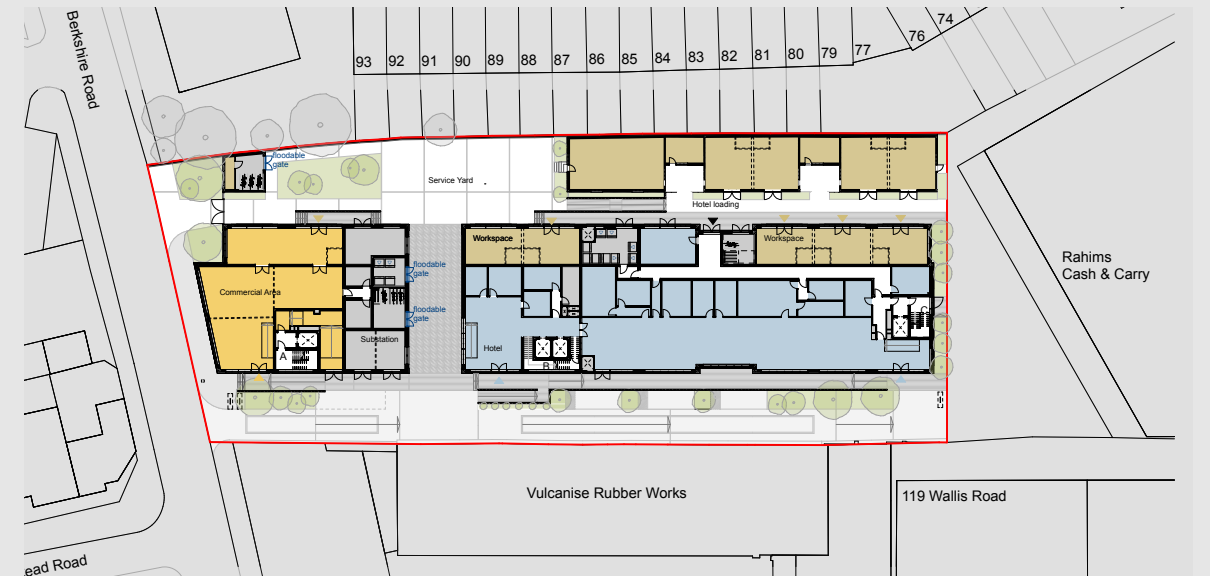
PHASE	FLOOR LEVEL	AREA GIA (SQ M)	AREA GEA (SQ M)
Phase 01	B1_Basement	526.42	575.13
	00_Ground Floor	1,524.04	1,649.07
	01_First Floor	1,654.75	1,800.93
	02_Second Floor	1,654.75	1,800.93
	03_Third Floor	1,217.21	1,329.09
	04_Fourth Floor	1,125.33	1,245.14
	TOTAL AREA PHASE 1	7,702.50	8,400.29
Phase 02	00_Ground Floor	332.32	351.04
	TOTAL AREA PHASE 2	8,034.82	8,751.33

FLOOR PLANS



GROUND FLOOR

- Hotel
- Linen Room
- Lobbies/Circulation
- Workspace
- Commercial
- Services
- ▶ Hotel entrance
- ▶ Commercial access
- ▶ Workspace entrance



SECOND FLOOR

- Hotel
- Linen Room
- Lobbies/Circulation
- Room Type A
- Room Type B
- Room Type C
- Room Type D
- Room Type E
- Room Type F
- Room Type G
- Room Type H
- Room Type K
- Room Type L
- Room Type M
- Room Type N





FURTHER INFORMATION

PRICE

Unconditional offers are invited

TENURE

Sale of Freehold Land Reg. Title Nos. EGL219283 & EGL21934

DATAROOM

Please click button below:

[CLICK HERE](#)

VAT

Payable if applicable

AML

The successful purchaser will be required to comply with Strettons' and the FCA's Anti Money Laundering Requirements

CONTACTS

Viewings to be conducted via Strettons strictly by appointment only:

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June 2026