

STONEMASONS  
YARD

HACKNEY WICK

HWK<sup>E9</sup>



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# THIS IS STONEMASONS YARD

- 9,665 sq ft of workspace in the creative heart of London's newest business district
- Interiors designed by Buckley Gray Yeoman
- Access to neighbouring gym and concierge
- Dedicated secure cycle storage and showers

- Just 50 metres from Hackney Wick Overground Station
- A short walk to the Wick's renowned bars and restaurants
- Close to both Victoria and Queen Elizabeth parks, and the Hertford Union Canal



## KEY AMENITIES

- Hackney Wick Station → 1 min
- Here East → 11 min
- International Quarter → 16 min



CGI - Stone Masons Yard Exterior





Journey times from Hackney Wick

6 MINS

Stratford



12 MINS

Highbury & Islington



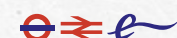
19 MINS

Shoreditch Highstreet



20 MINS

King's Cross St Pancras



22 MINS

Liverpool Street



27 MINS

Oxford Circus



# CONNECTIVITY

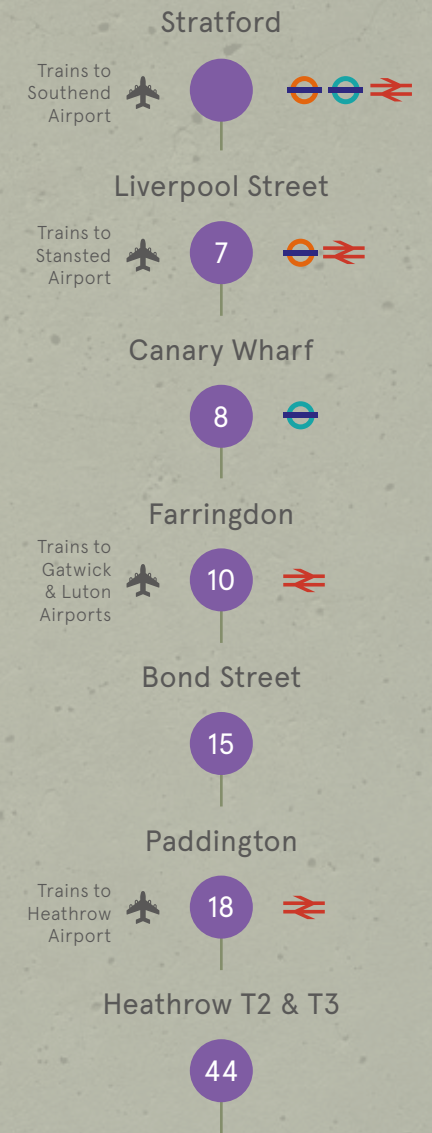
2018 sees the opening of the new Hackney Wick Overground Station, providing quick transport links across London. Just minutes away is Stratford Station, which will soon be connected to the Crossrail network.

KEY JOURNEY TIMES FROM STRATFORD	CURRENT JOURNEY TIME	ELIZABETH LINE JOURNEY TIME
PADDINGTON	32 mins	18 mins
BOND STREET	21 mins	15 mins
CANARY WHARF	10 mins	8 mins
HEATHROW T2 & T3	54 mins	44 mins



CGI – Stratford Station

## THE ELIZABETH LINE 2018





## HACKNEY WICK

A hop, skip and a jump from the Bagel Factory, are countless restaurants, galleries and independent shops, as well as Europe's biggest shopping mall, Westfield Stratford.

## DRINK & DINE

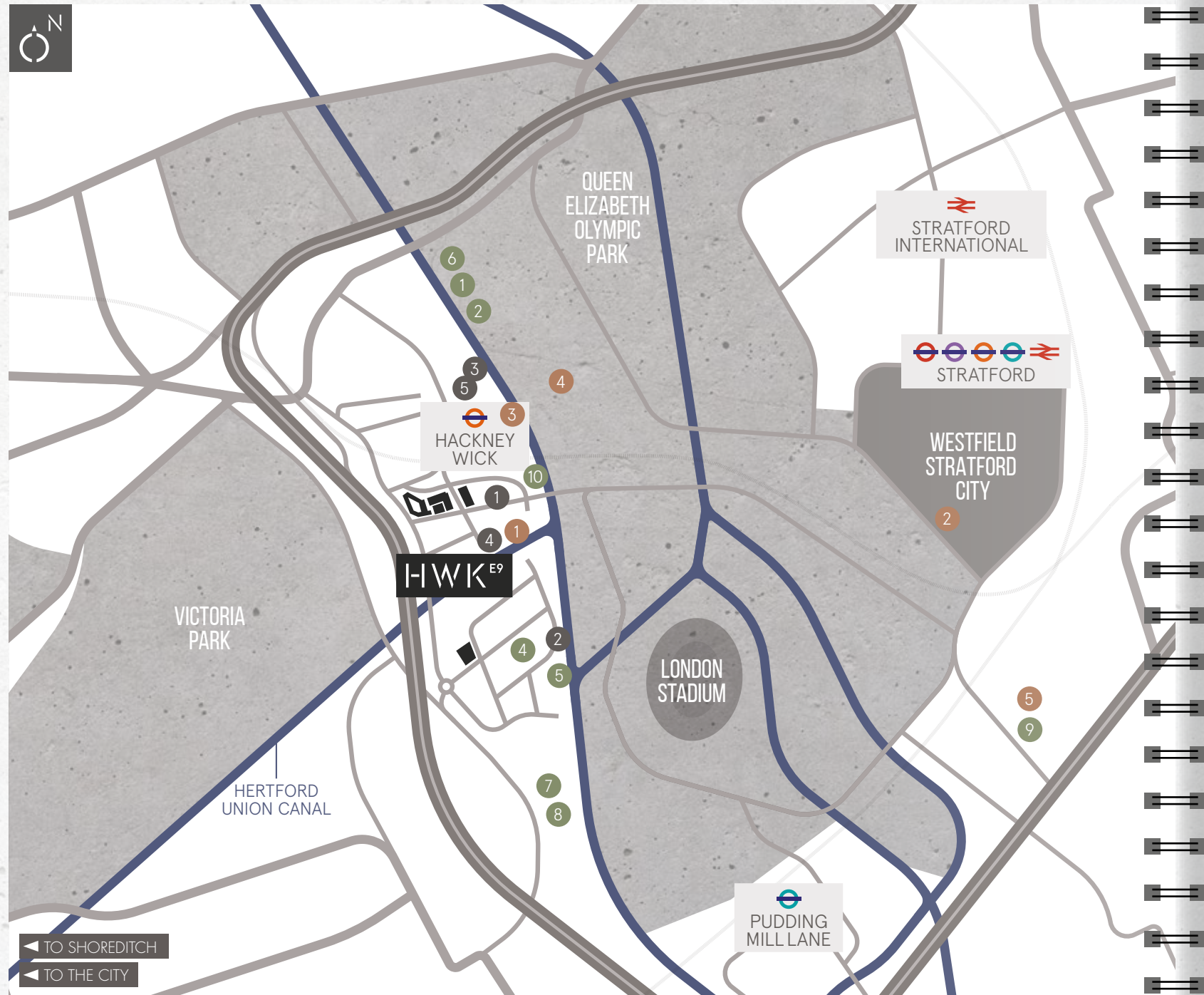
1. Breakfast Club
2. Mason & Company
3. Crate Brewery
4. Truman Brewery
5. Formans
6. Mother Works
7. The Lighthouse
8. Club Mexicana Kitchen
9. The Carpenters Arms
10. Alfred Le Roy

## WELLBEING

1. Strong & Bendy Yoga
2. Gymbox
3. Boulder Project
4. Copper Box Arena
5. Crossfit

## GALLERIES

1. Art in the game
2. Stour Space
3. The Wallis Gallery
4. White Post
5. Supplement Gallery



# AN ESTABLISHED CREATIVE BUSINESS DESTINATION

## INTERNATIONAL QUARTER

The choice location for the headquarters of Transport For London, The Financial Conduct Authority, Cancer Research and The British Council.

## HERE EAST

Key tenants of the scheme include: University of Loughborough, University College London, BT Sport, Infinity Technology, plexal and Signal Noise Technology.

## THE TRAMPERY

Studios designed to accommodate the creative community.





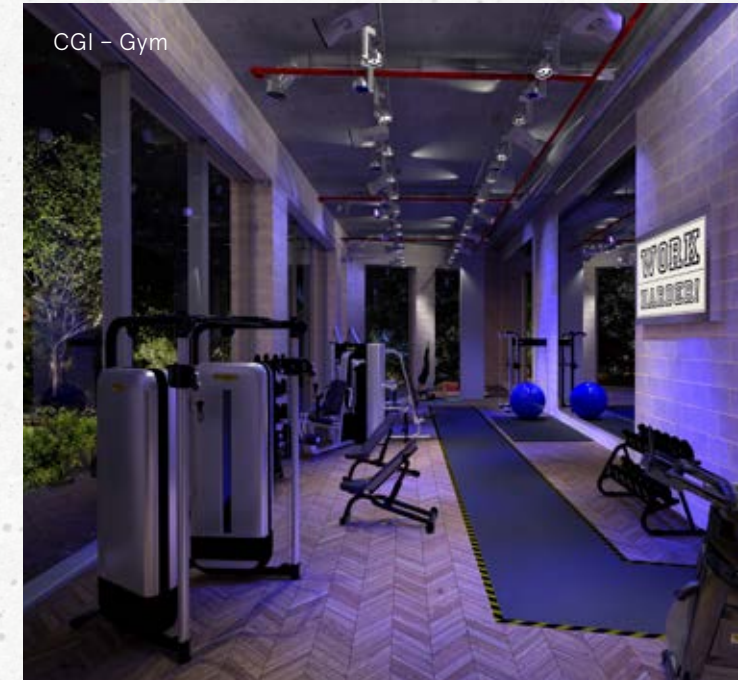
CGI – Stone Masons Yard Exterior at Dusk



CGI – Bathroom



CGI – Gym



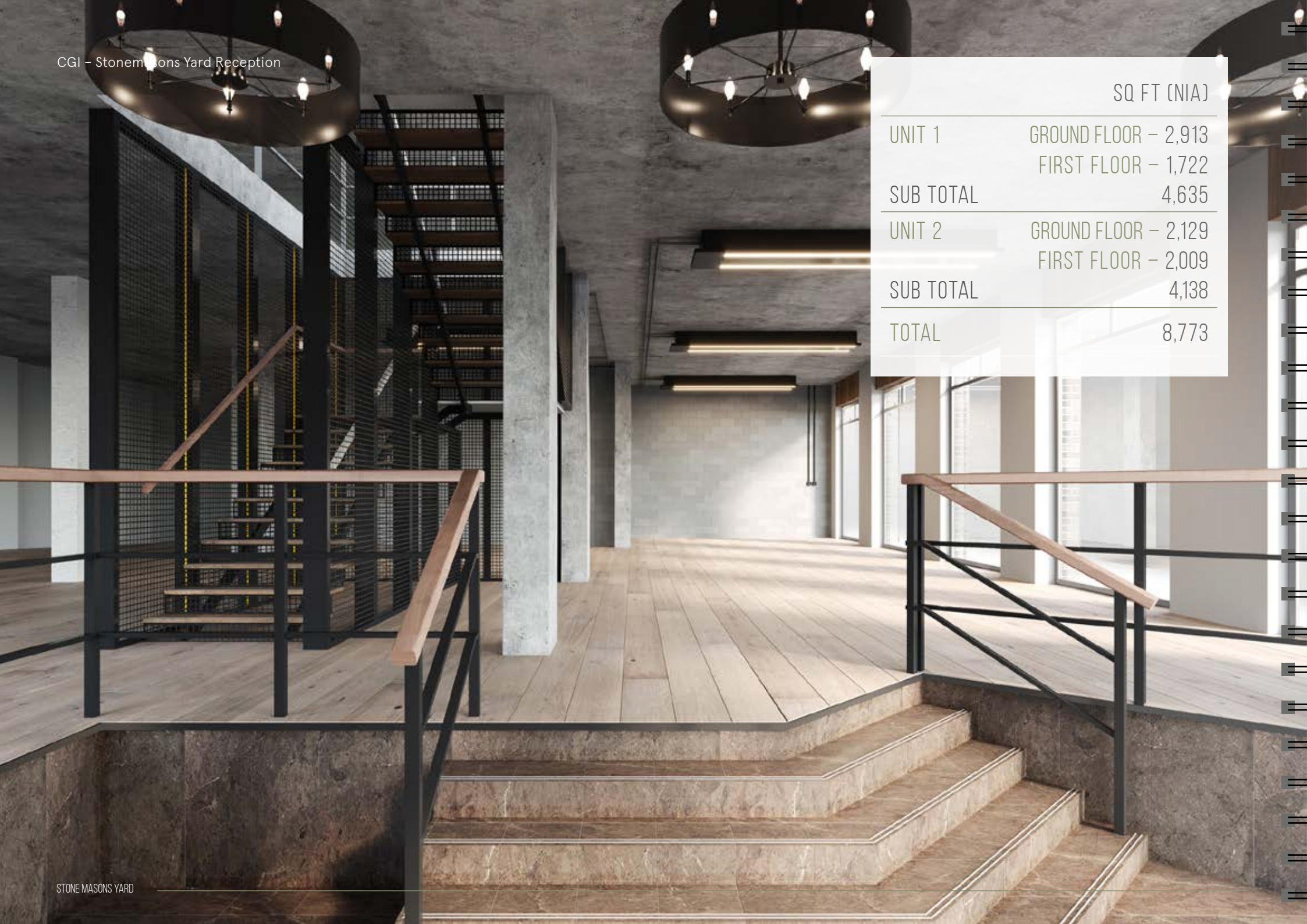
CGI – Concierge



# SPECIFICATION

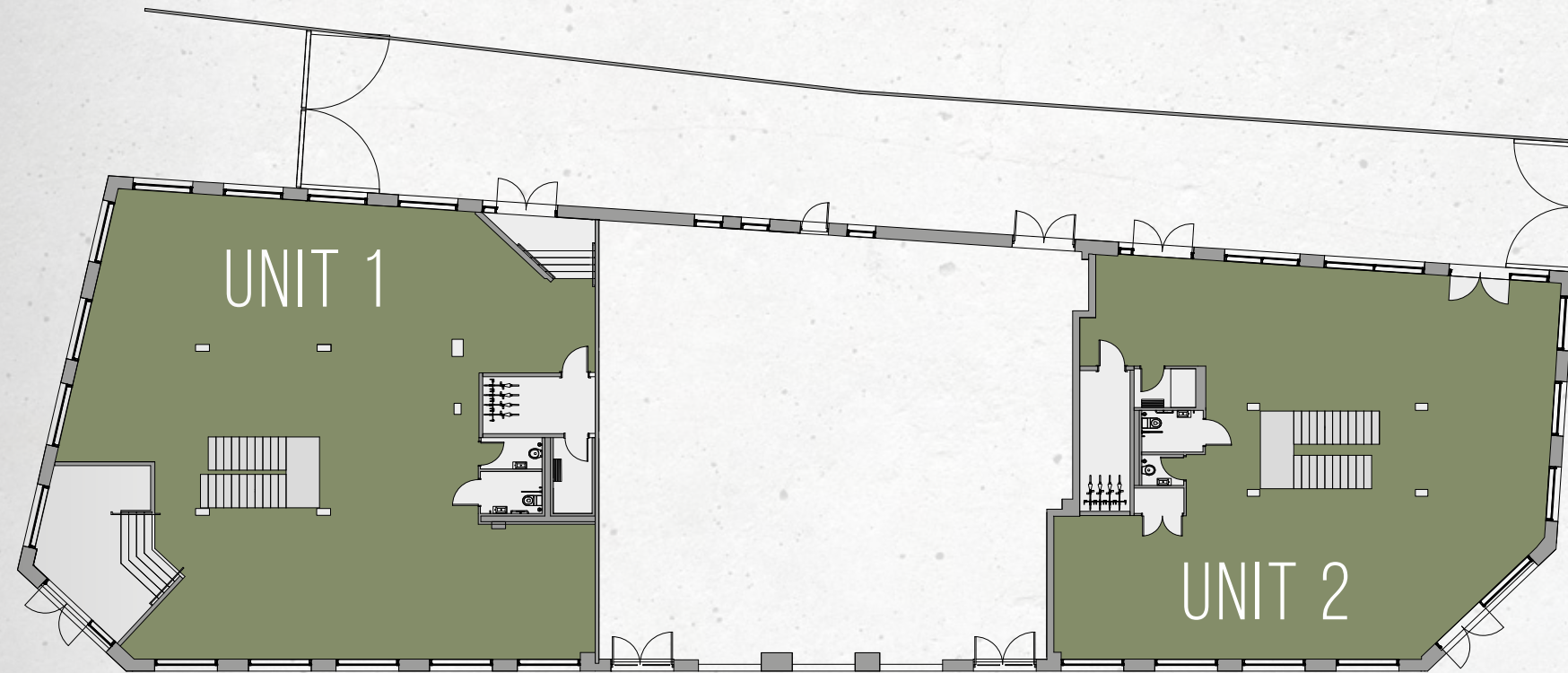
- High speed internet: Hyperoptic with 1GB upload/download
- BREEAM – Very Good
- Ground floor height: 3,510mm  
First floor height: 2,650mm
- Exceptional natural light with floor to ceiling windows
- Exposed concrete finishes
- Generous lift lobby space on each floor
- Glass unit entrance double doors
- Private shower provided to each floor for cyclists
- Contemporary suspended ceiling lighting
- Floors, 600 x 600mm high density raised access floor system
- WCs individual superloos with wall mounted pans
- LED lighting with passive infrared detection
- Chilled beams units providing heating and cooling
- Energy Meters highlighting consumption per floor plate





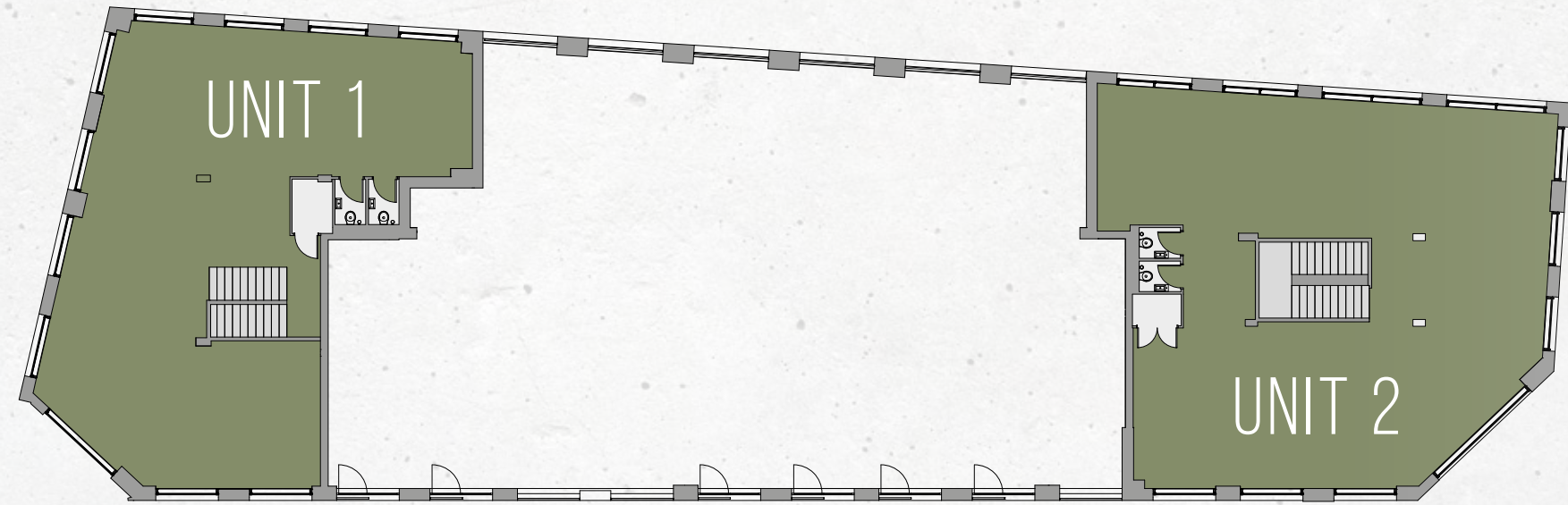
	SQ FT (NIA)
UNIT 1	GROUND FLOOR - 2,913 FIRST FLOOR - 1,722
SUB TOTAL	4,635
UNIT 2	GROUND FLOOR - 2,129 FIRST FLOOR - 2,009
SUB TOTAL	4,138
TOTAL	8,773

## GROUND FLOOR





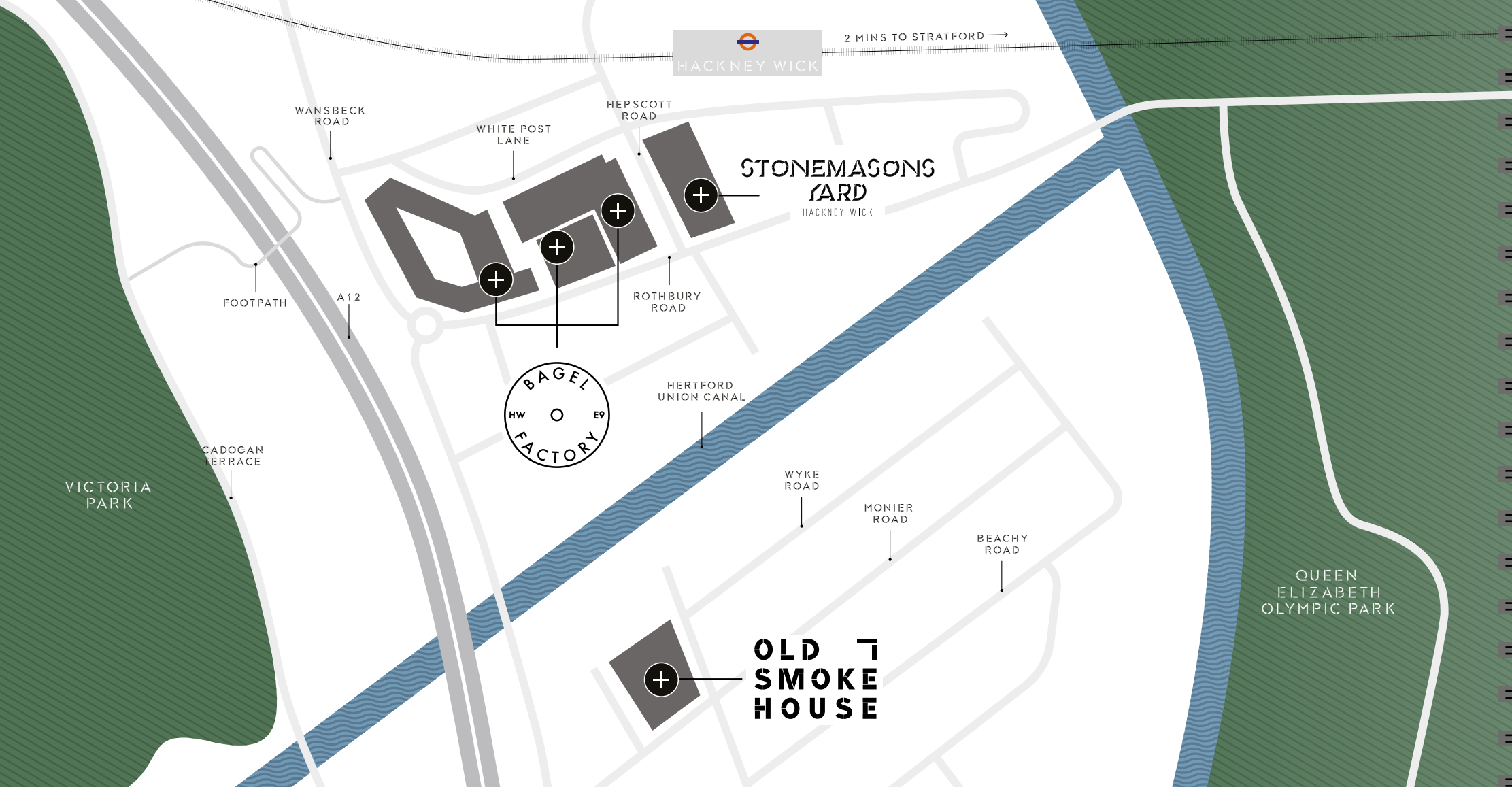
# FIRST FLOOR



CGI - Stonemasons Interior Fit Out







CGI - Bagel Factory East Interior



CGI - Old Smokehouse Exterior Dusk



CGI - Bagel Factory Central Yard



CGI - Bagel Factory West Interior

**OLD SMOKE HOUSE**

6,191 SQ FT

ALSO AVAILABLE

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50,366 SQ FT



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