

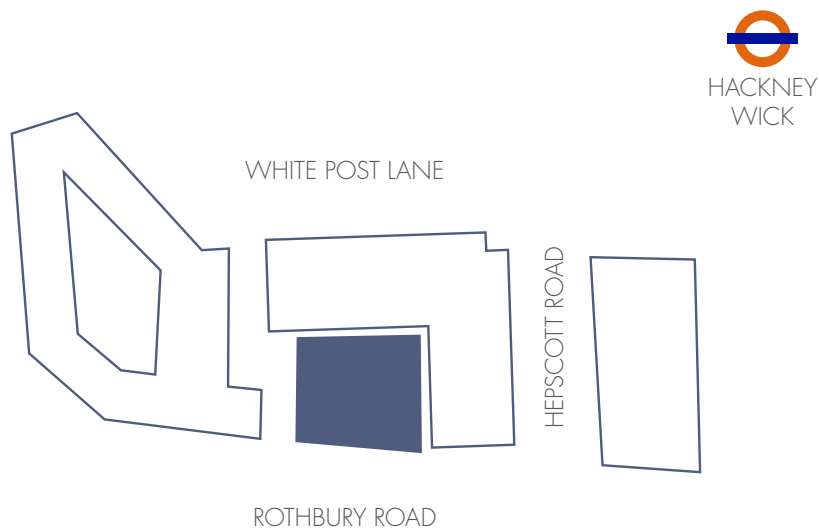
CENTRAL



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CENTRAL





KEY AMENITIES

- Hackney Wick Station —————> 1 min
- Here East —————> 11 mins
- International Quarter —————> 16 mins

WELCOME TO BAGEL FACTORY CENTRAL



- 6,016 sq ft of workspace in the creative heart of London's newest business district
- Interiors designed by Buckley Gray Yeoman
- Campus facilities include gym, concierge and landscaped courtyards
- Dedicated secure cycle storage and showers
- Just 160 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

CGI – Bagel Factory Central Exterior



CGI – Hackney Wick Station



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

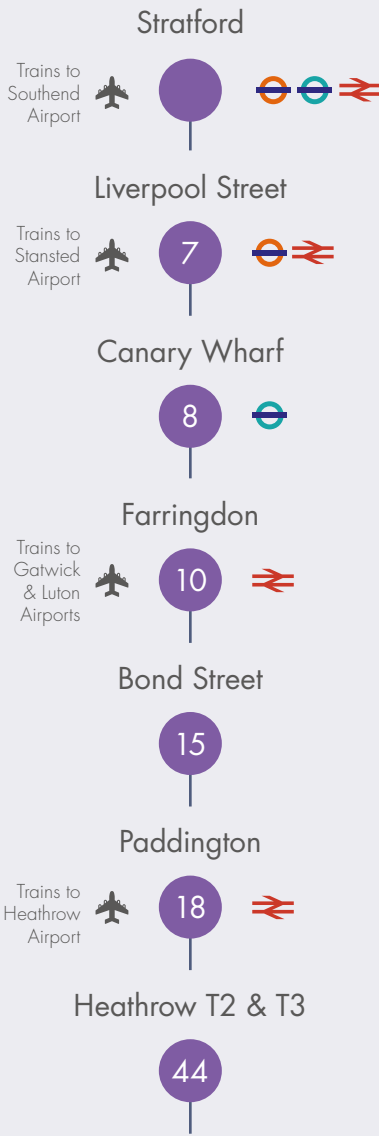


CGI – Stratford Station

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

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

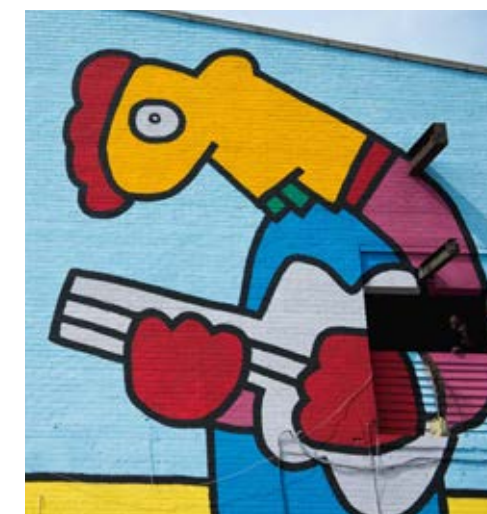
The choice location for the headquarters of Transport For London, The Financial Conduct Authority, Cancer Research and The British Council.

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 – Bagel Factory Central, Interior Fit Out



SPECIFICATION



CGI – Yard Area



CGI – Concierge



CGI – Gym

TYPICAL FLOOR

- High speed internet: Hyperoptic with 1GB upload/download
- BREEAM – Very Good
- Ground to ceiling height: 3,510mm
- Exceptional natural light with floor-to-ceiling windows
- Exposed Concrete Finishes
- Facilities on each floor
- Contemporary suspended lighting
- Floors, 600 x 600mm high density raised access floor system
- WCs individual superloos with wall mounted pans
- LED lighting with passive infrared detection
- Energy Meters highlighting consumption per floor plate
- Electrical distribution via floor boxes
- Access to private courtyard
- Dedicated cycle storage



CGI – Bathroom

CGI – Bagel Factory Central Interior



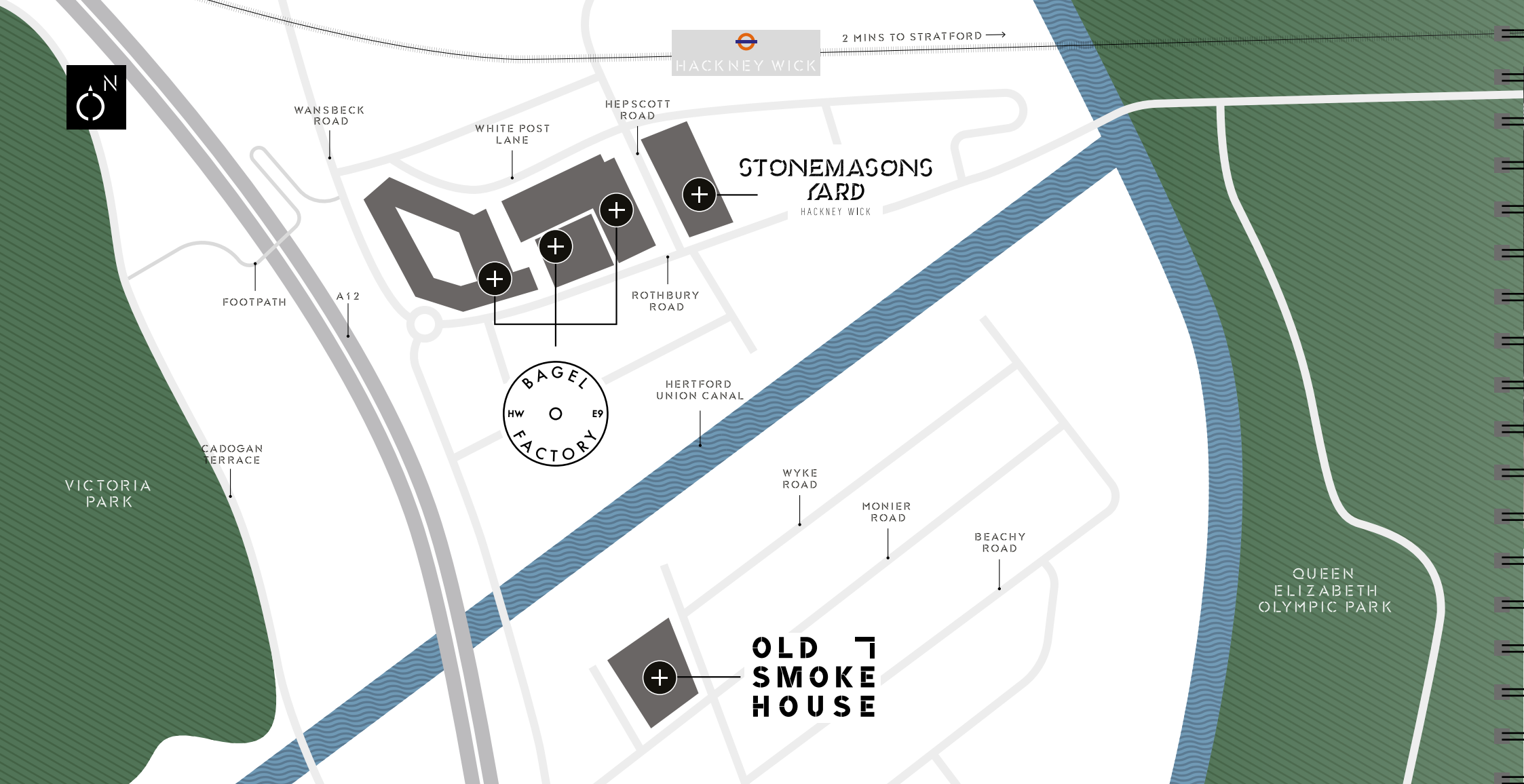
GROUND
Unit 1 – 3,535 sq ft
Unit 2 – 2,481 sq ft

TOTAL
6,016 sq ft (NIA)

GROUND FLOOR



6,016 SQ FT



CGI – Stonemasons Yard Interior Fit Out



CGI – Old Smokehouse Exterior Dusk

6,191 SQ FT

ALSO AVAILABLE

STONEMASONS YARD
HACKNEY WICK

8,773 SQ FT

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CGI – Bagel Factory Corner



CGI – Bagel Factory West Interior

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