

OLD T  
SMOKE  
HOUSE

HWK<sup>E9</sup>



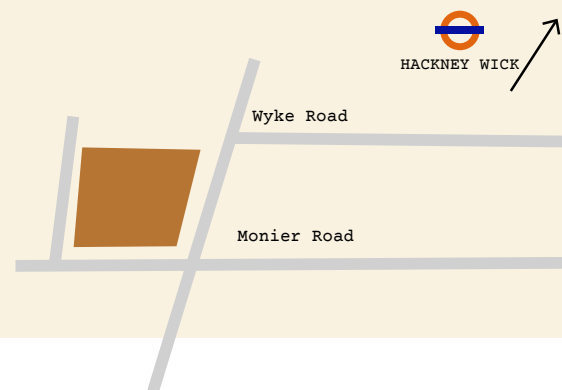
**OLD T  
SMOKE  
HOUSE**

33 – 35 Monier Road  
Hackney Wick E3 2PR





# WELCOME TO OLD SMOKEHOUSE



- 6,191 sq ft of workspace in Fish Island
- Interiors designed by Buckley Gray Yeoman
- Access to neighbouring gym and concierge
- Dedicated secure cycle storage and showers
- Within a 10 minute walk of Hackney Wick Overground Station
- A short walk to Hackney Wick's renowned bars and restaurants
- Close to both Victoria and Queen Elizabeth parks, and the Hertford Union Canal

## KEY AMENITIES

Hackney Wick Station	🚶	→	9 mins
Here East	🚶	→	16 mins
International Quarter	🚶	→	20 mins



### Journey times from Hackney Wick

Source: [tfl.gov.uk](https://tfl.gov.uk)

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





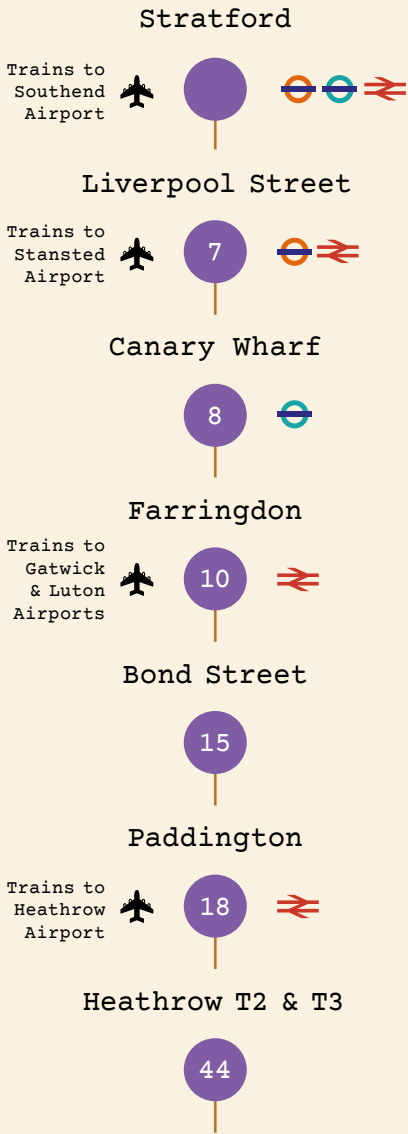
# CONNECTIVITY

The opening of the new Hackney Wick Overground Station, provides 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

Sources: [crossrail.co.uk](https://www.crossrail.co.uk), [tfl.gov.uk](https://www.tfl.gov.uk)

## THE ELIZABETH LINE



# 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

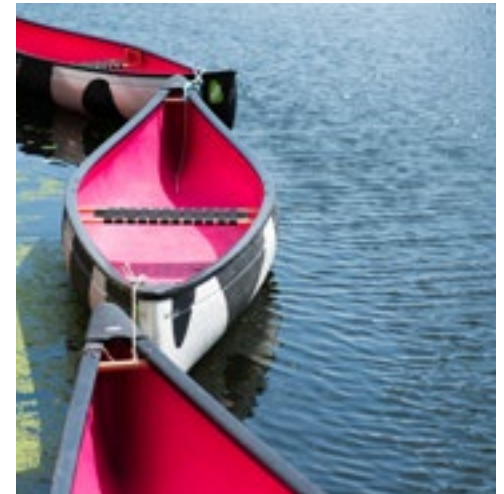
The choice location for the headquarters of Transport for London, The Financial Conduct Authority, Cancer Research and The British Council.

## 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 – Old Smokehouse Interior

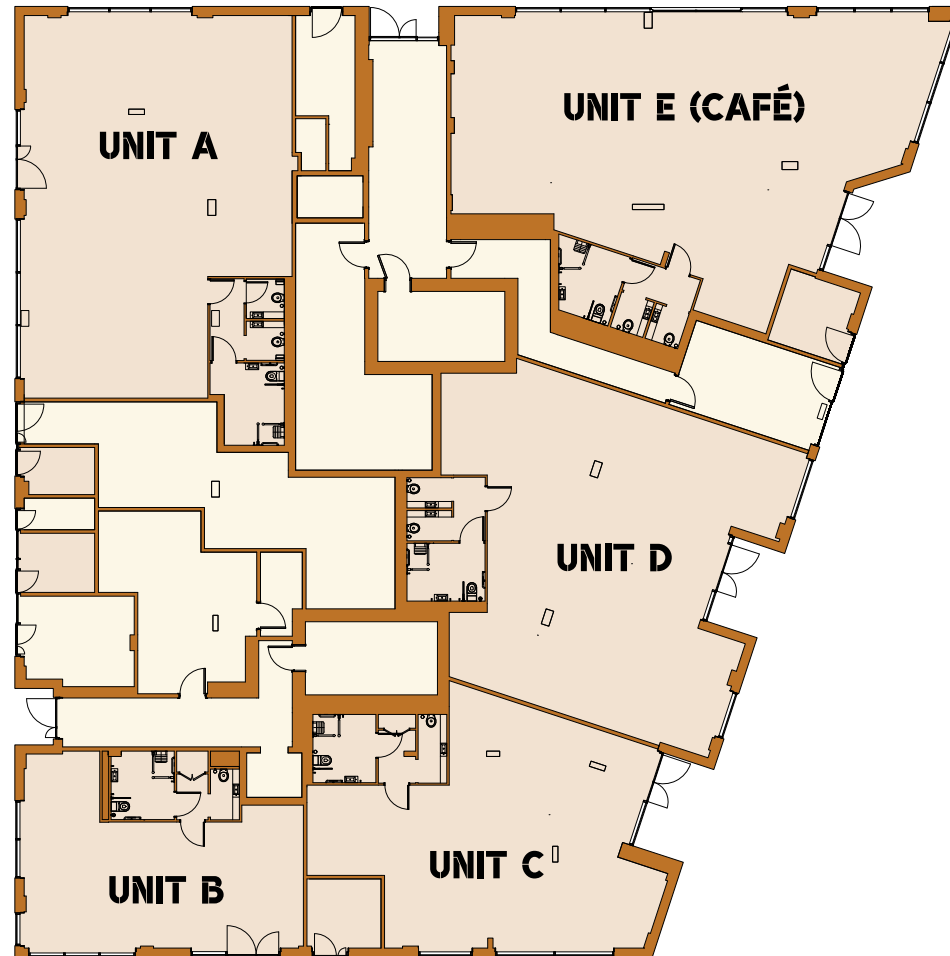




# SUMMARY SPECIFICATION

- High speed internet: Hyperoptic with 1GB upload/download
- BREEAM rating
  - Very good
- Floor to ceiling height: 4210mm
- Exceptional natural light with floor to ceiling windows
- Exposed concrete finishes
- Glass unit entrance double doors
- Contemporary suspended lighting
- Floors, 600 × 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
- Cycle Storage
- Raised floor finishes in wood and steel

Not to scale, for indicative purposes only.

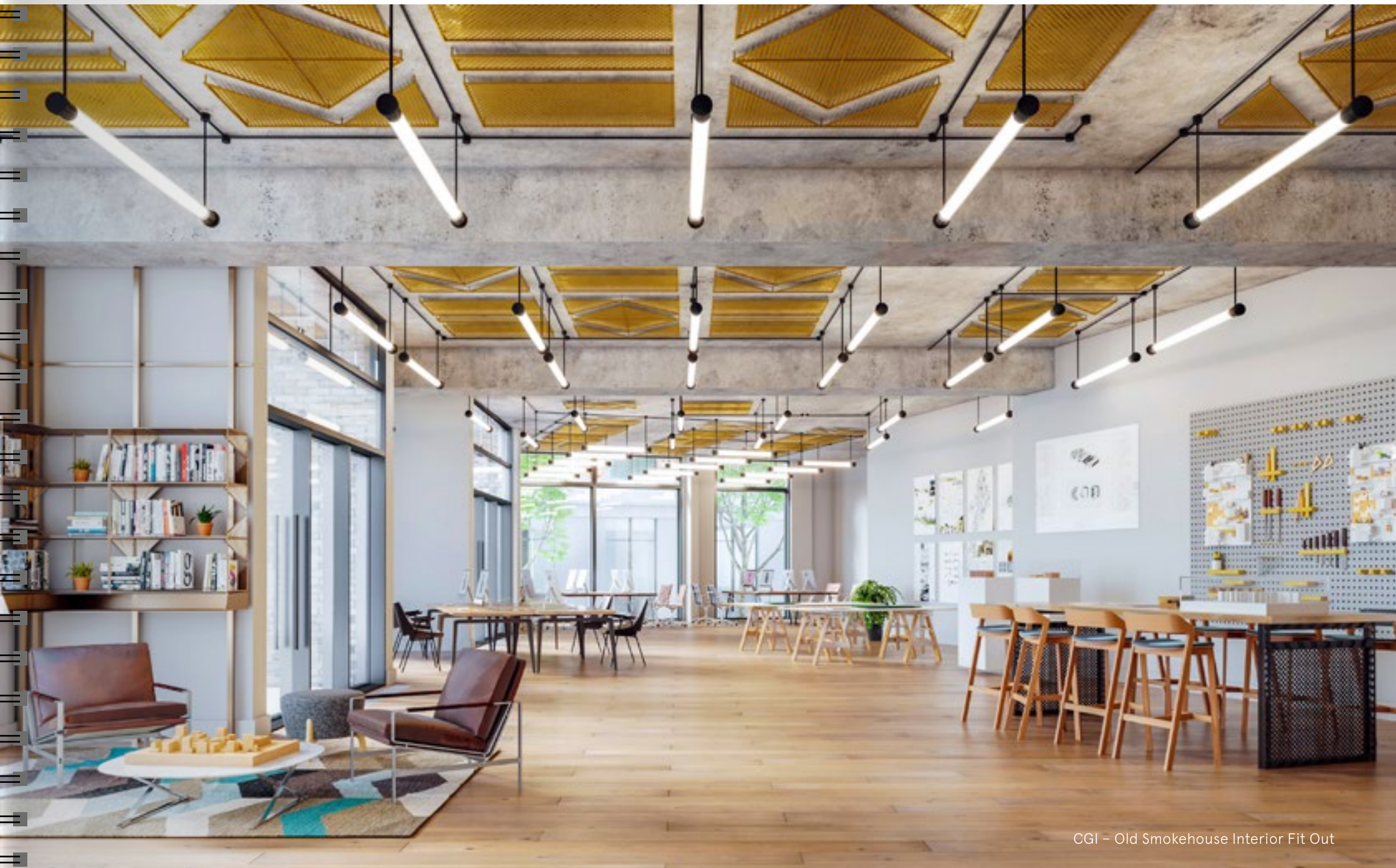


# COMMERCIAL OPPORTUNITY 6,191 SQ FT (NIA)

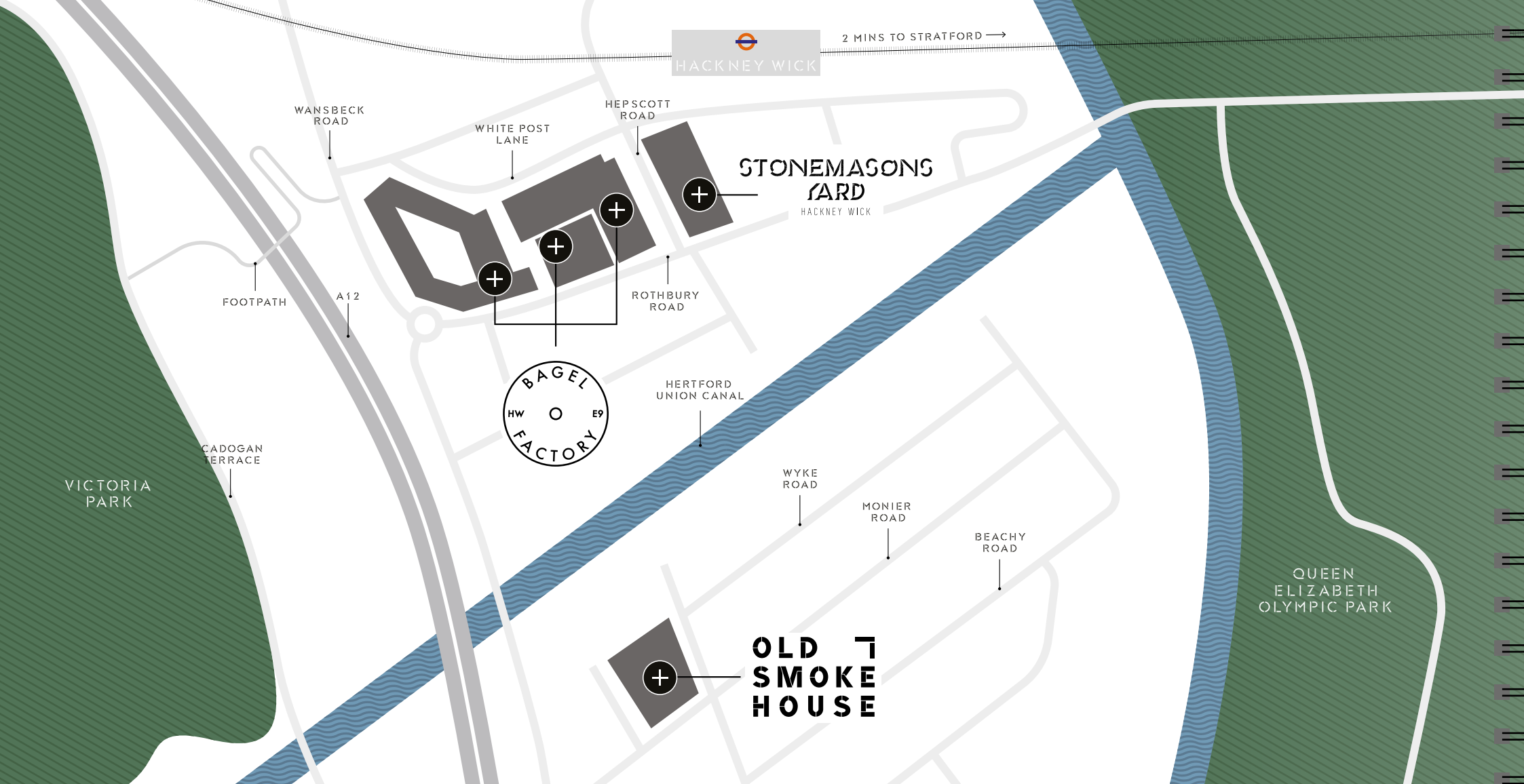
B1 (office use) and Café  
available in individual or  
combinable units ranging  
from 645 sq ft - 6,191 sq ft

## GROUND

**UNIT A - 1,435 SQ FT**  
**UNIT B - 645 SQ FT**  
**UNIT C - 996 SQ FT**  
**UNIT D - 1,448 SQ FT**  
**UNIT E - 1,668 SQ FT**



CGI – Old Smokehouse Interior Fit Out



**STONEMASONS  
YARD**  
HACKNEY WICK

8,773 SQ FT

ALSO AVAILABLE

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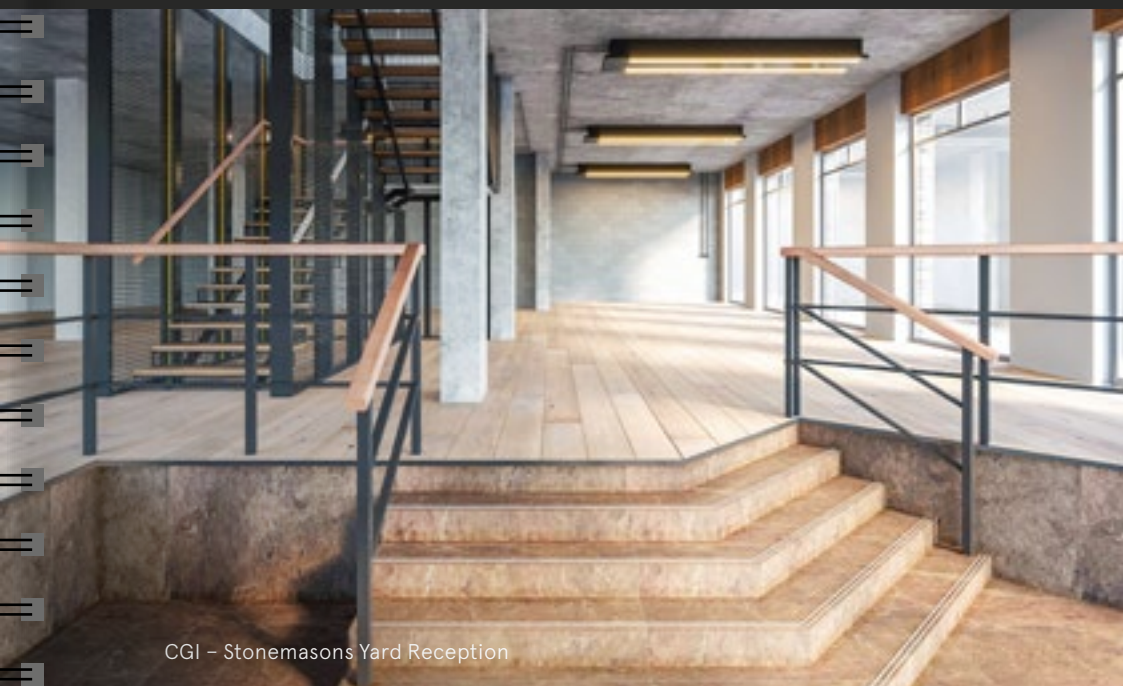
48,035 SQ FT



CGI – Bagel Factory Central Interior



CGI – Bagel Factory Corner Exterior



CGI – Stonemasons Yard Reception



CGI – Bagel Factory West Interior

## CONTACT



Paul Belchak  
pb@belchakcorin.com  
020 7375 3444

Greg Corin  
gc@belchakcorin.com  
020 7375 3444



Sean Crowhurst  
sean.crowhurst@strettons.co.uk  
0208 520 9911

Tom Schwier  
tom.schwier@strettons.co.uk  
0207 375 1801

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