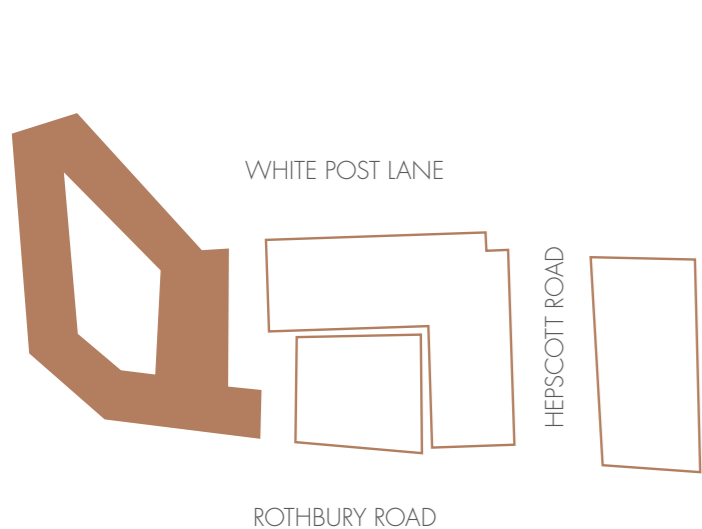


WEST



WEST





KEY AMENITIES

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

WELCOME TO BAGEL FACTORY WEST



- 21,939 sq ft of workspace in the creative heart of London's newest business district
- Interiors designed by Buckley Gray Yeoman
- On site gym, concierge and landscaped courtyards
- Dedicated secure cycle storage and showers
- Just 130 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 West 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



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

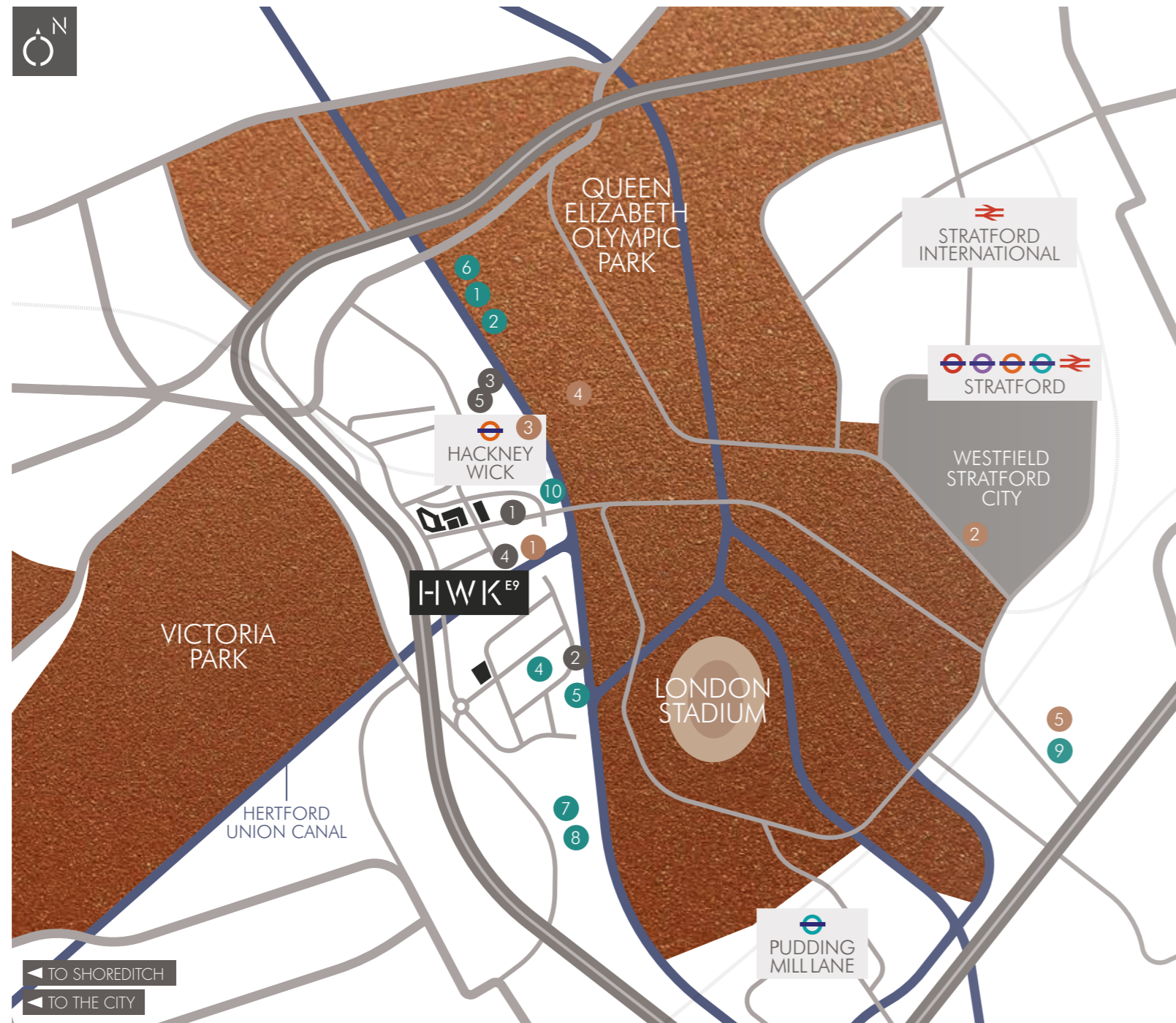
1. Breakfast Club
2. Mason & Company
3. Crate Brewery
4. Truman Brewery
5. Formans
6. Mother Works
7. The Lighthouse
8. Club Mexicana Kitchen
9. The Carpenters Arms
10. Alfred Le Roy

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

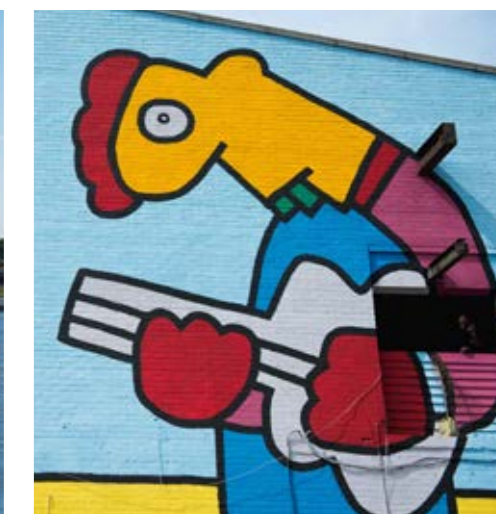
The choice location for the headquarters of Transport For London, The Financial Conduct Authority, Cancer Research and The British Council.

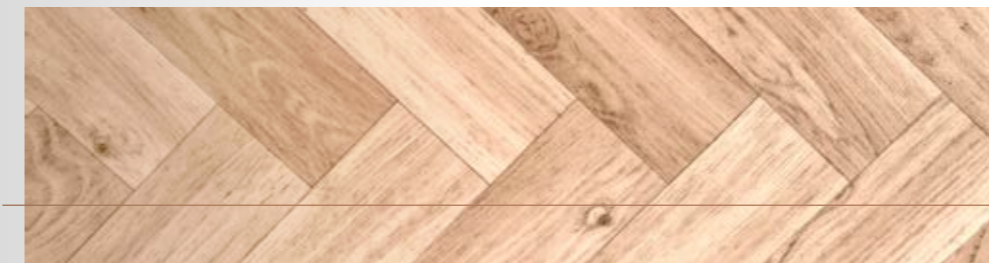
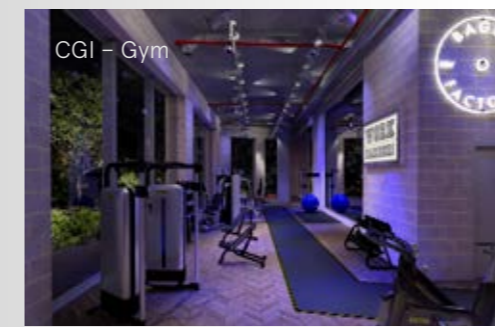
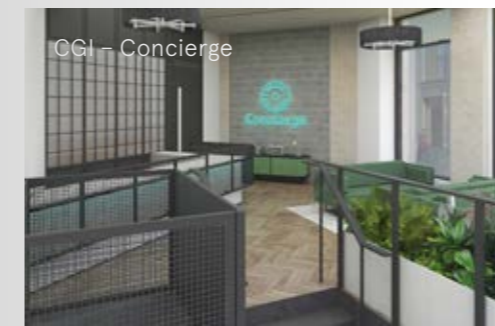
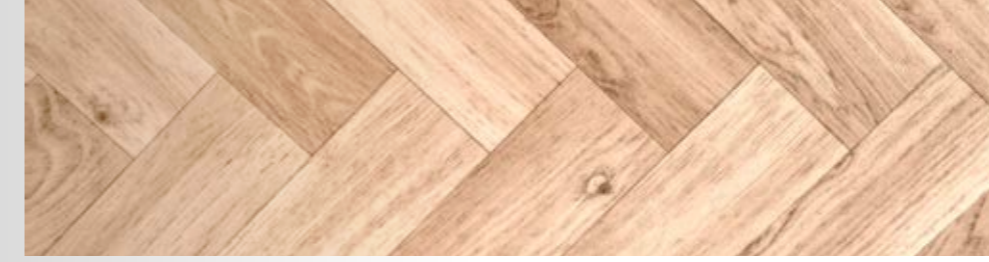
HERE EAST

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.



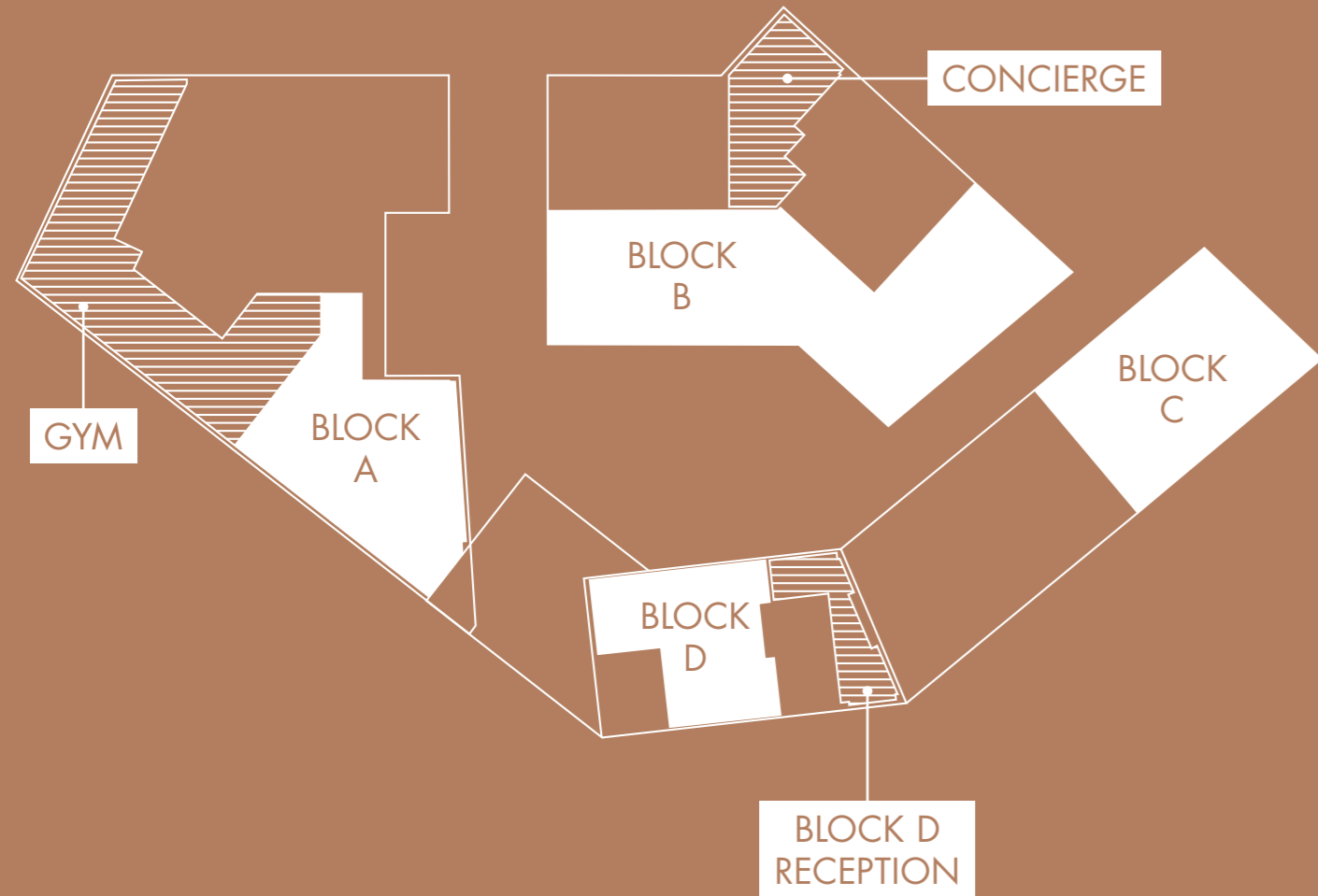


SPECIFICATION

TYPICAL FLOOR

- High speed internet: Hyperoptic with 1GB upload/download
- BREEAM – Very Good
- Floor to ceiling heights
Ground floor: 3,510mm
First floor: 3,010mm
- 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
- Suspended (air conditioning) units providing heating and cooling to selected floors
- Energy Meters highlighting consumption per floor plate
- Access to private courtyard
- Dedicated cycle storage

BAGEL FACTORY WEST



BLOCK A
GROUND
2,009 sq ft (NIA)

BLOCK B
GROUND
3,547 sq ft (NIA)

BLOCK C
GROUND
1,795 sq ft (NIA)

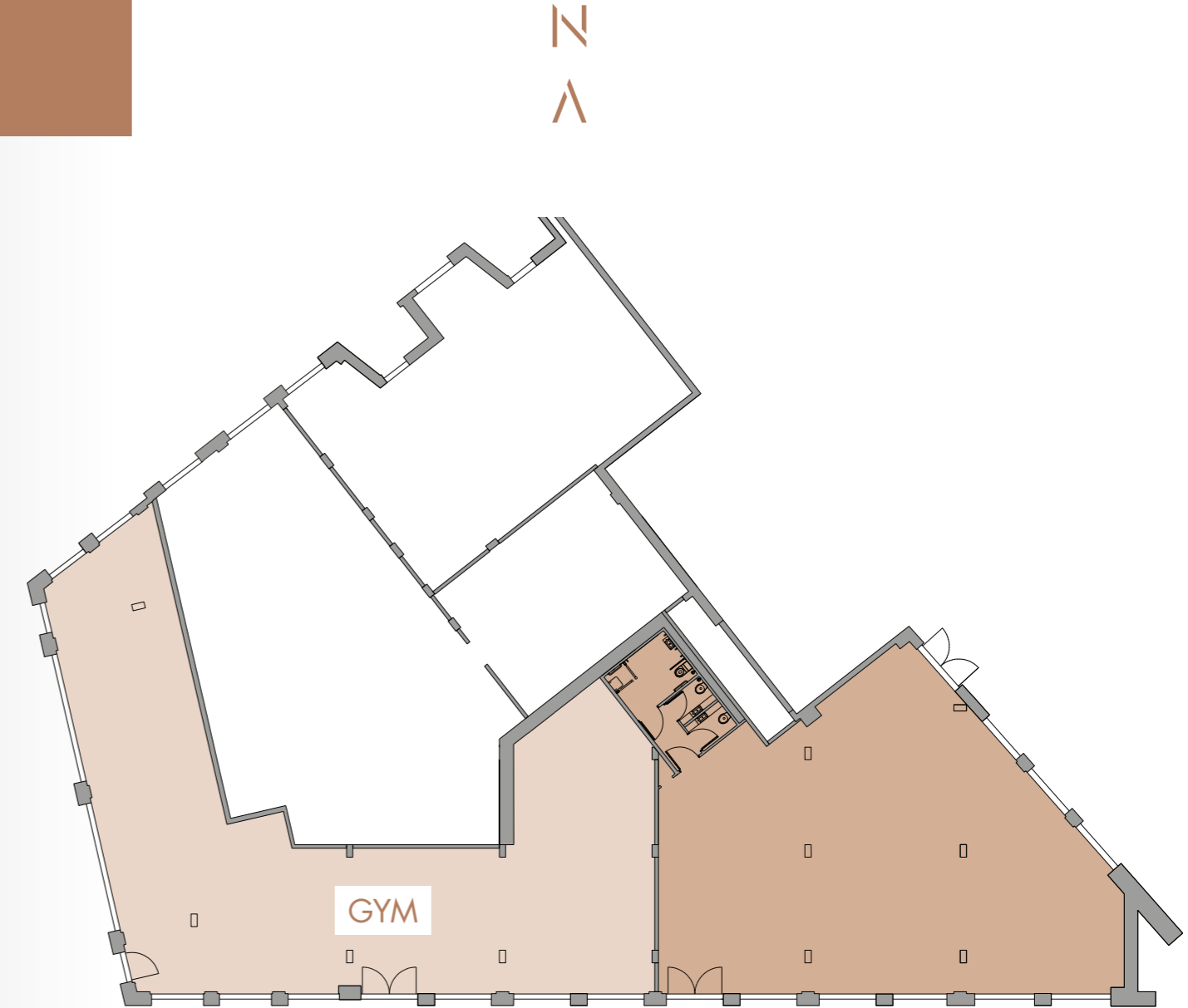
BLOCK D
GROUND – FOURTH
12,285 sq ft (NIA)

TOTAL
21,939 sq ft (NIA)



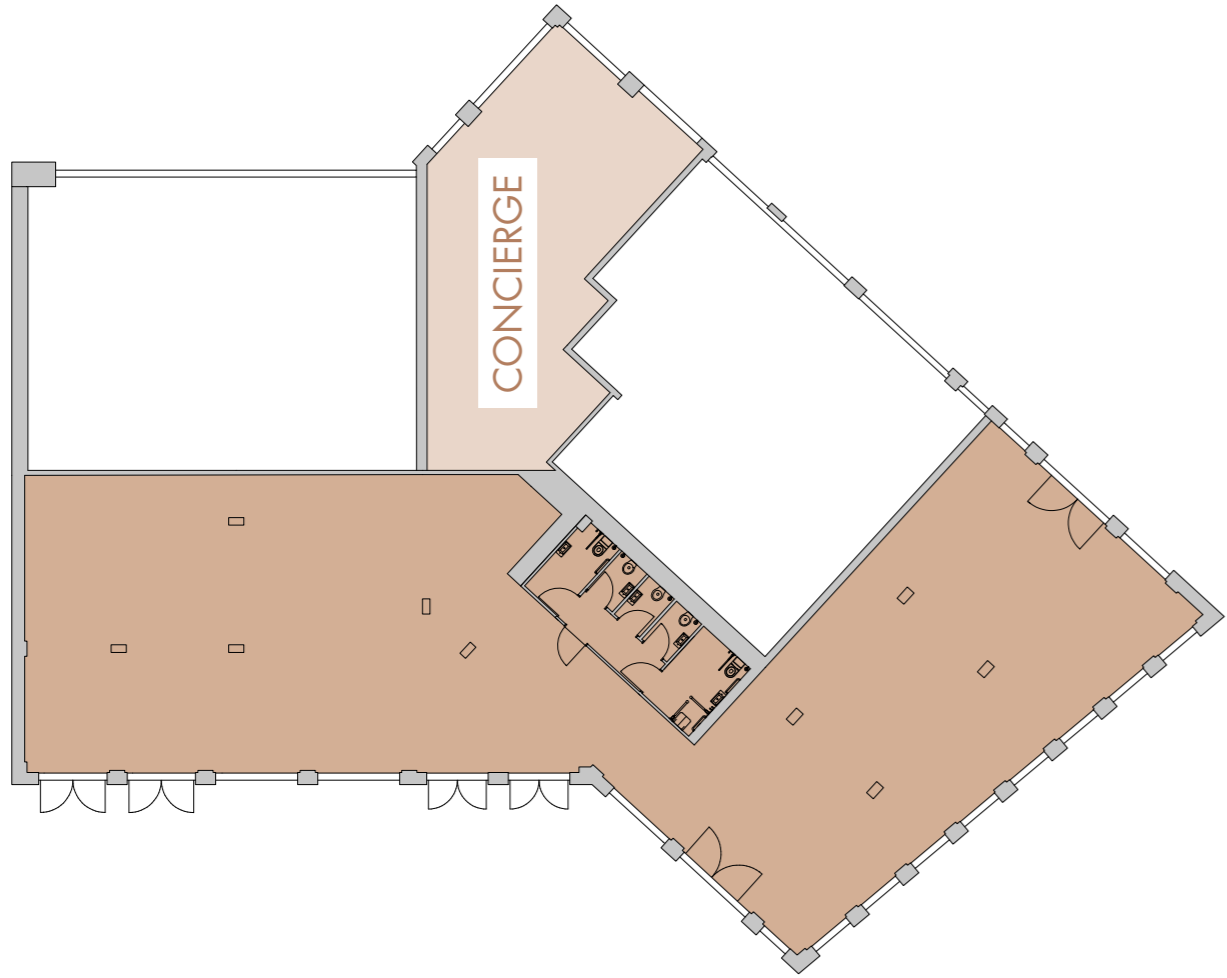
BLOCK A

GROUND FLOOR



2,009 SQ FT

GROUND FLOOR

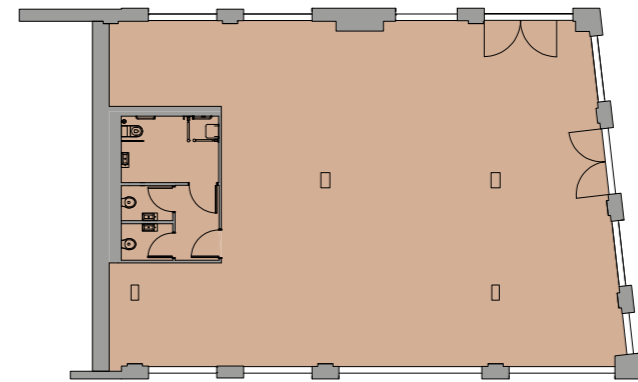


BLOCK B

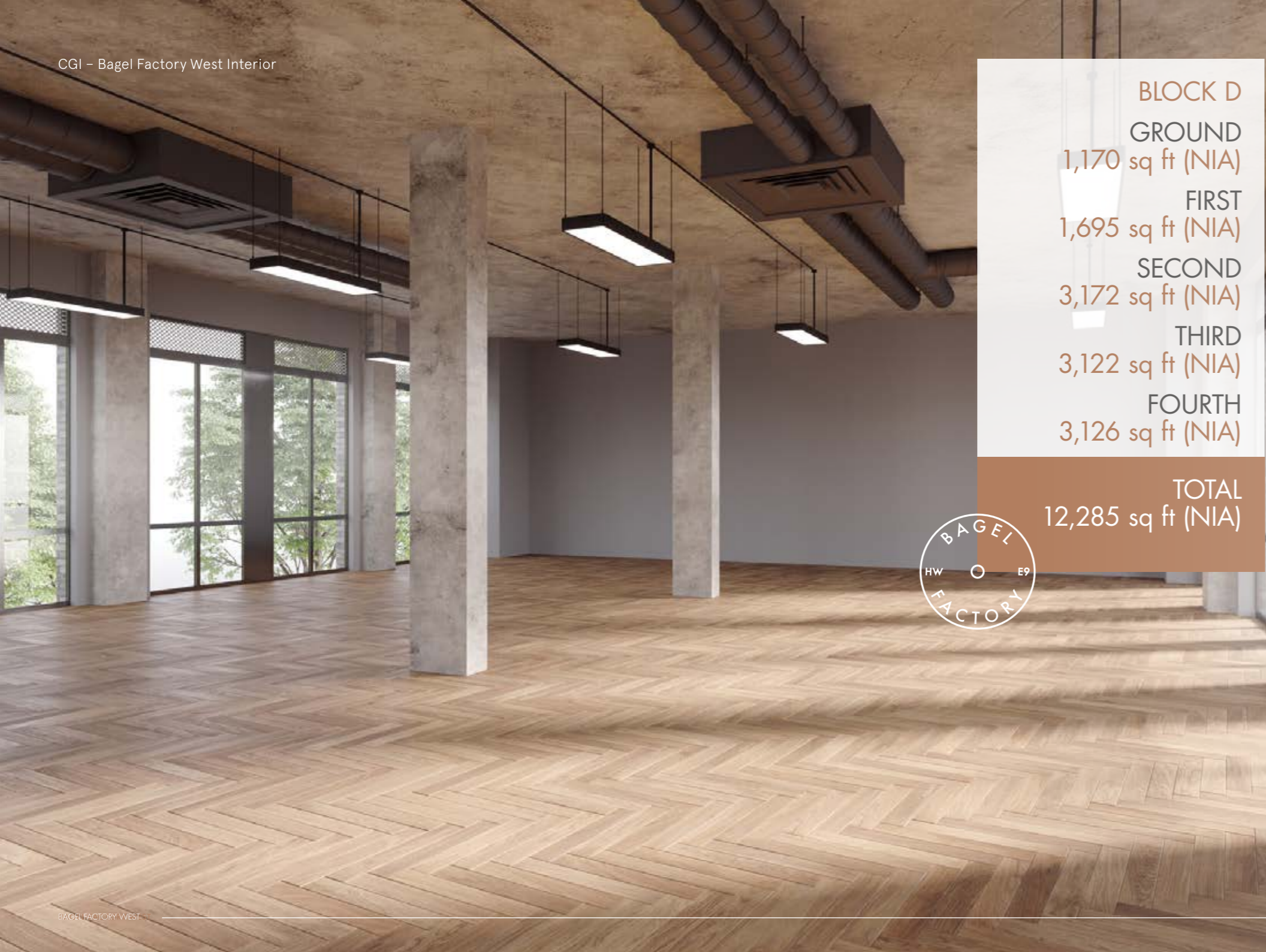
BLOCK C

3,547 SQ FT

GROUND FLOOR



1,795 SQ FT

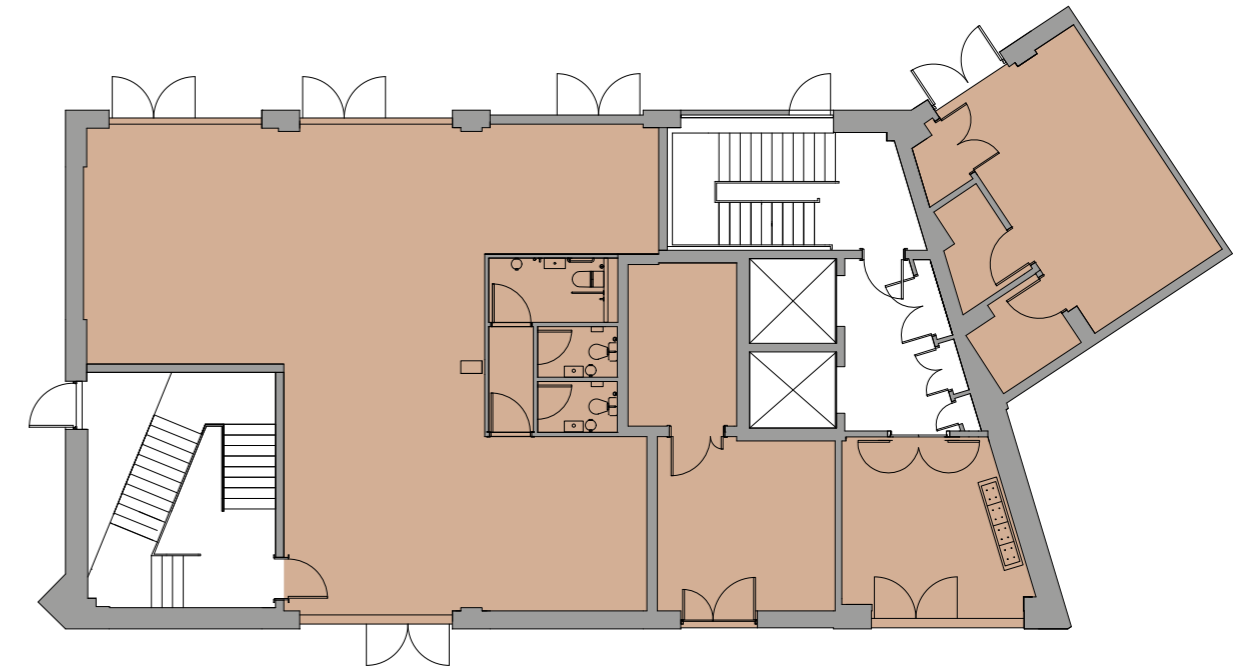


BLOCK D
 GROUND
 1,170 sq ft (NIA)
 FIRST
 1,695 sq ft (NIA)
 SECOND
 3,172 sq ft (NIA)
 THIRD
 3,122 sq ft (NIA)
 FOURTH
 3,126 sq ft (NIA)
 TOTAL
 12,285 sq ft (NIA)

BLOCK D

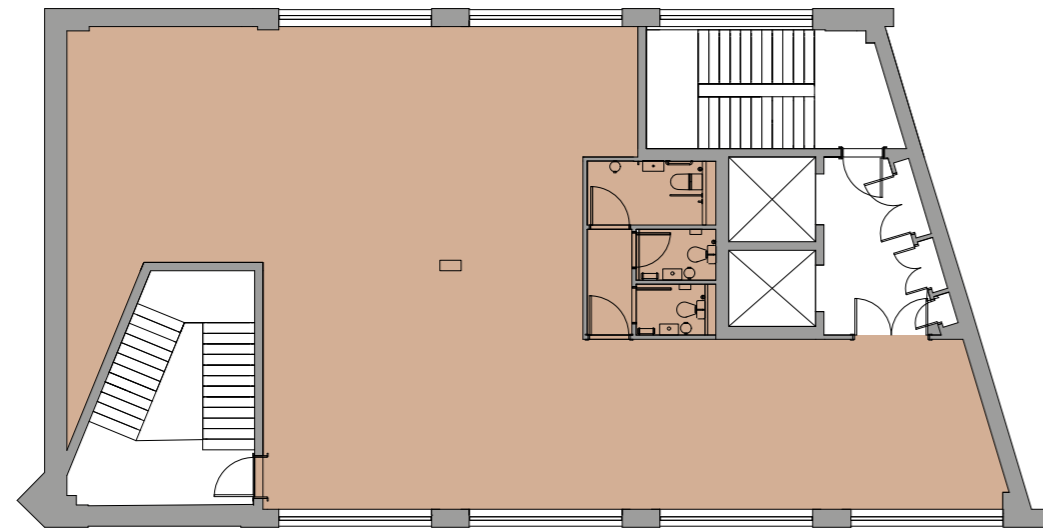


GROUND FLOOR



1,170 SQ FT

FIRST FLOOR



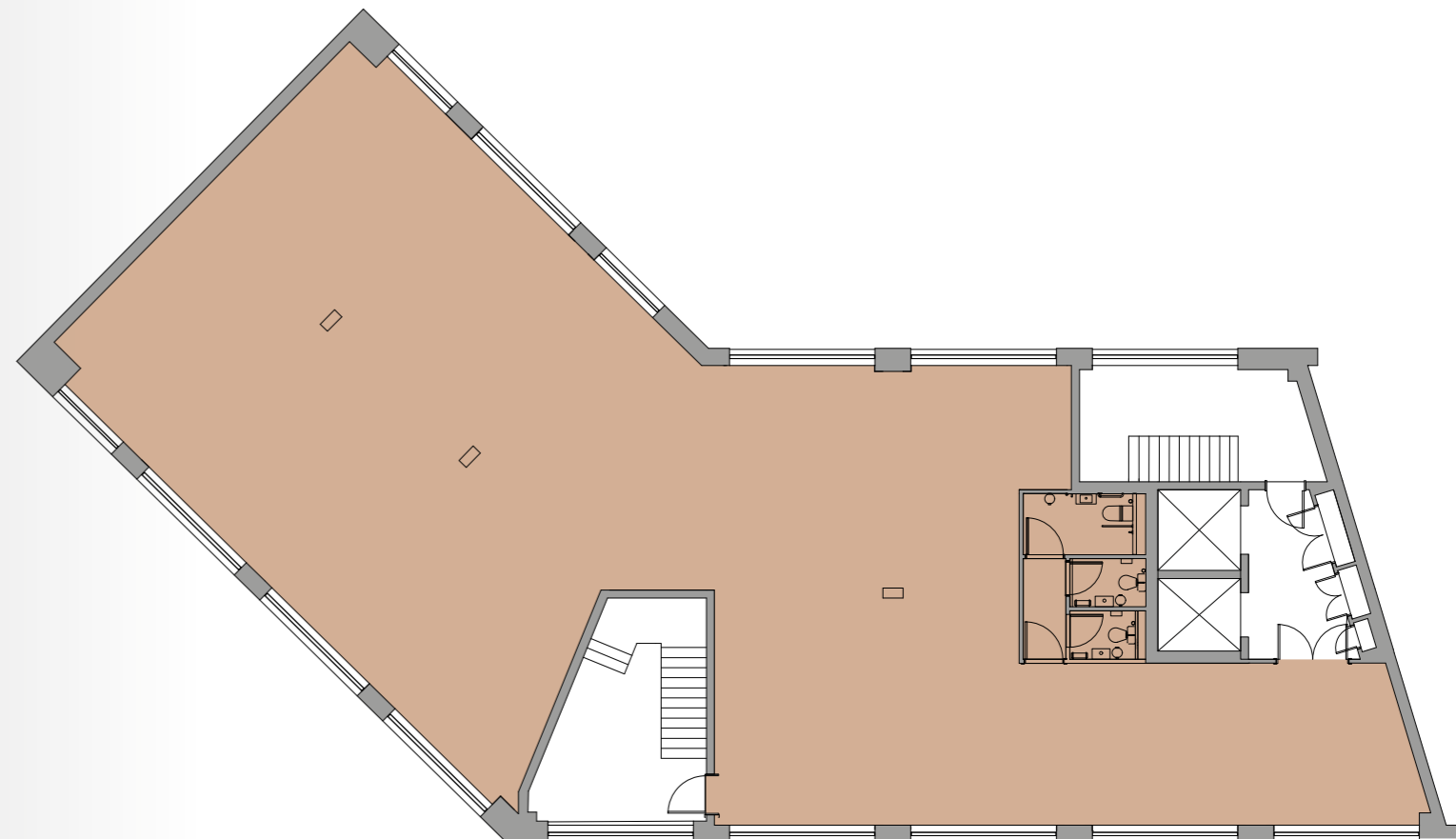
BLOCK D

BLOCK D



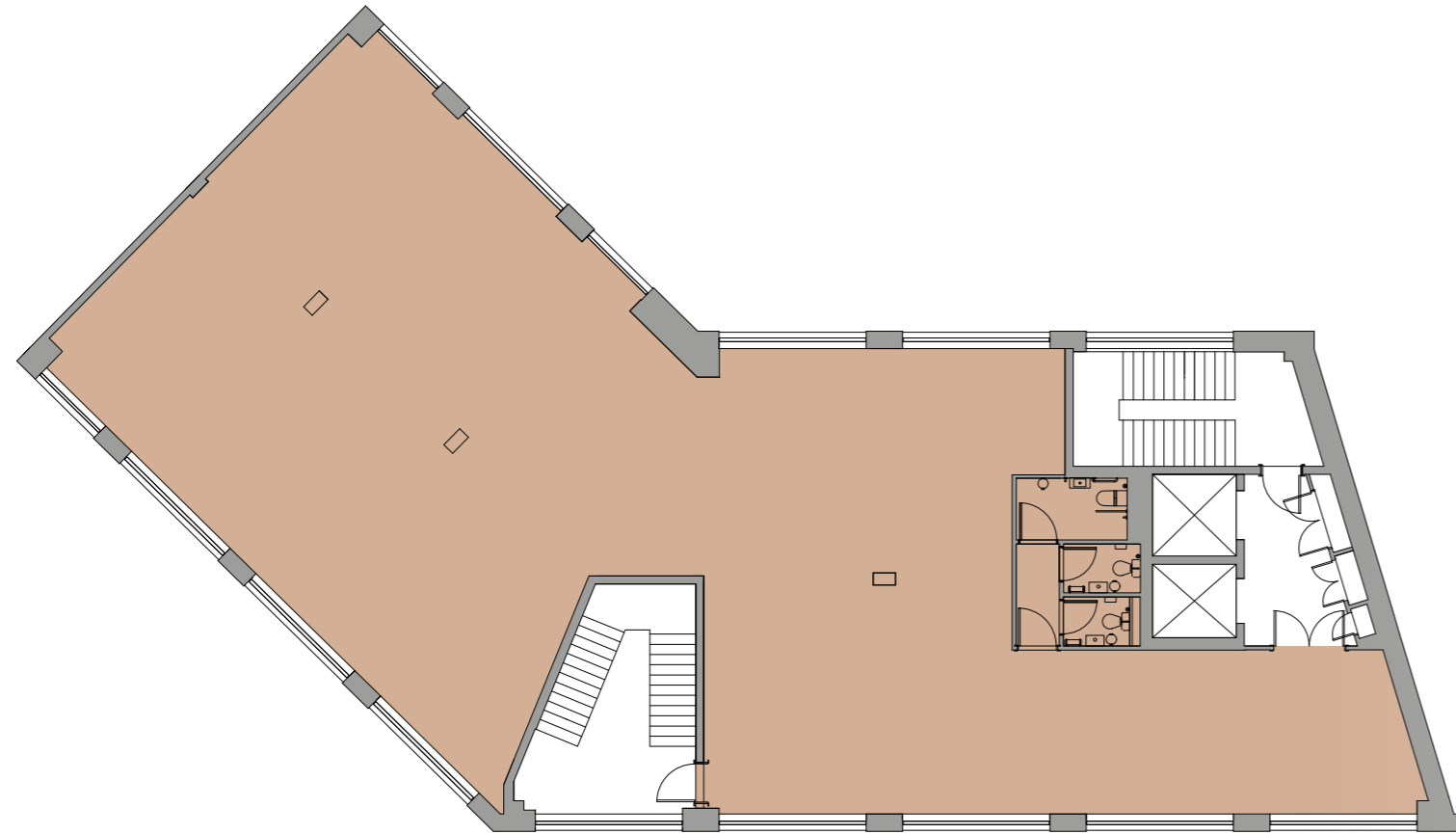
1,695 SQ FT

SECOND FLOOR



3,122 SQ FT

THIRD FLOOR

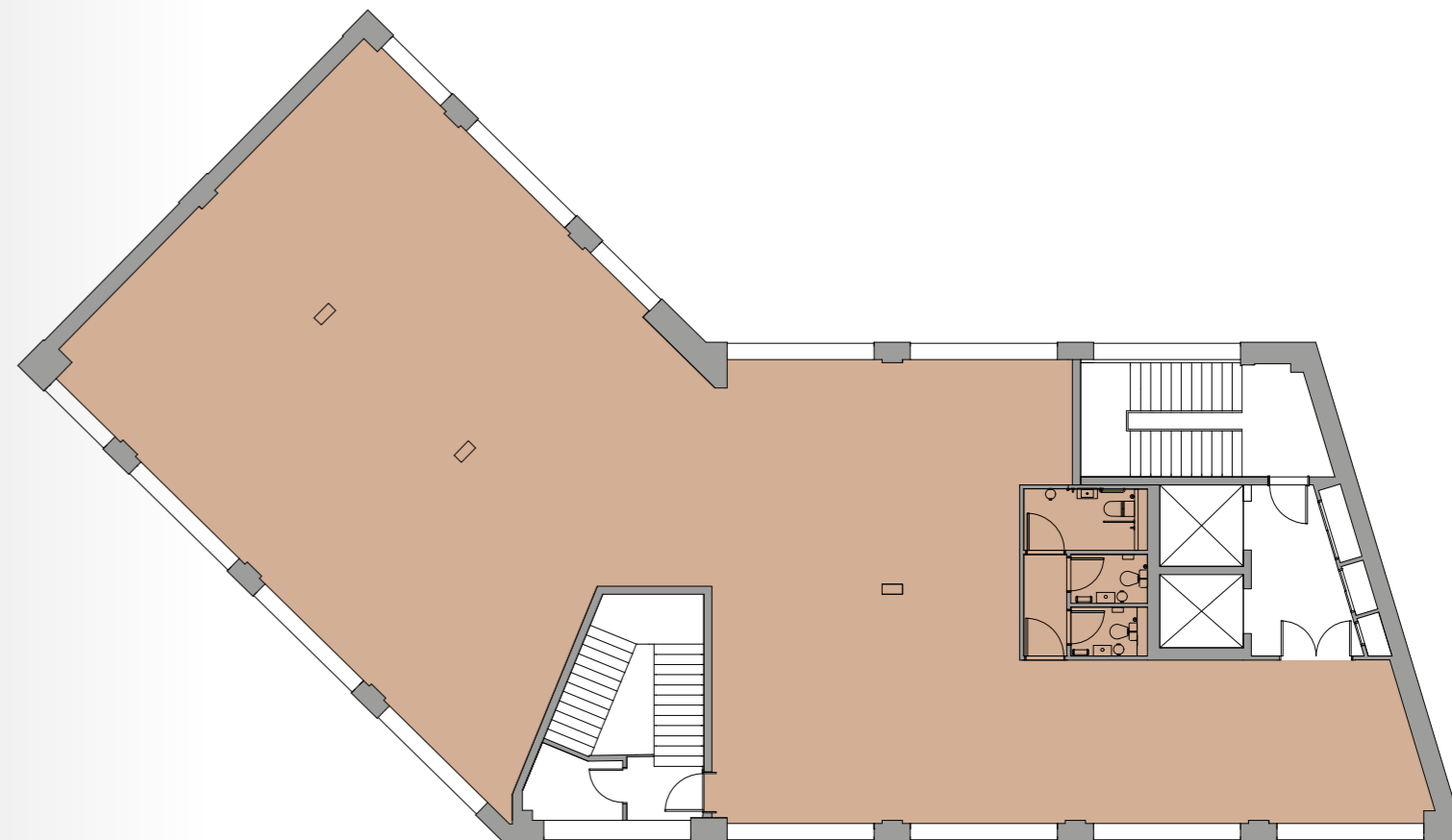


3,122 SQ FT

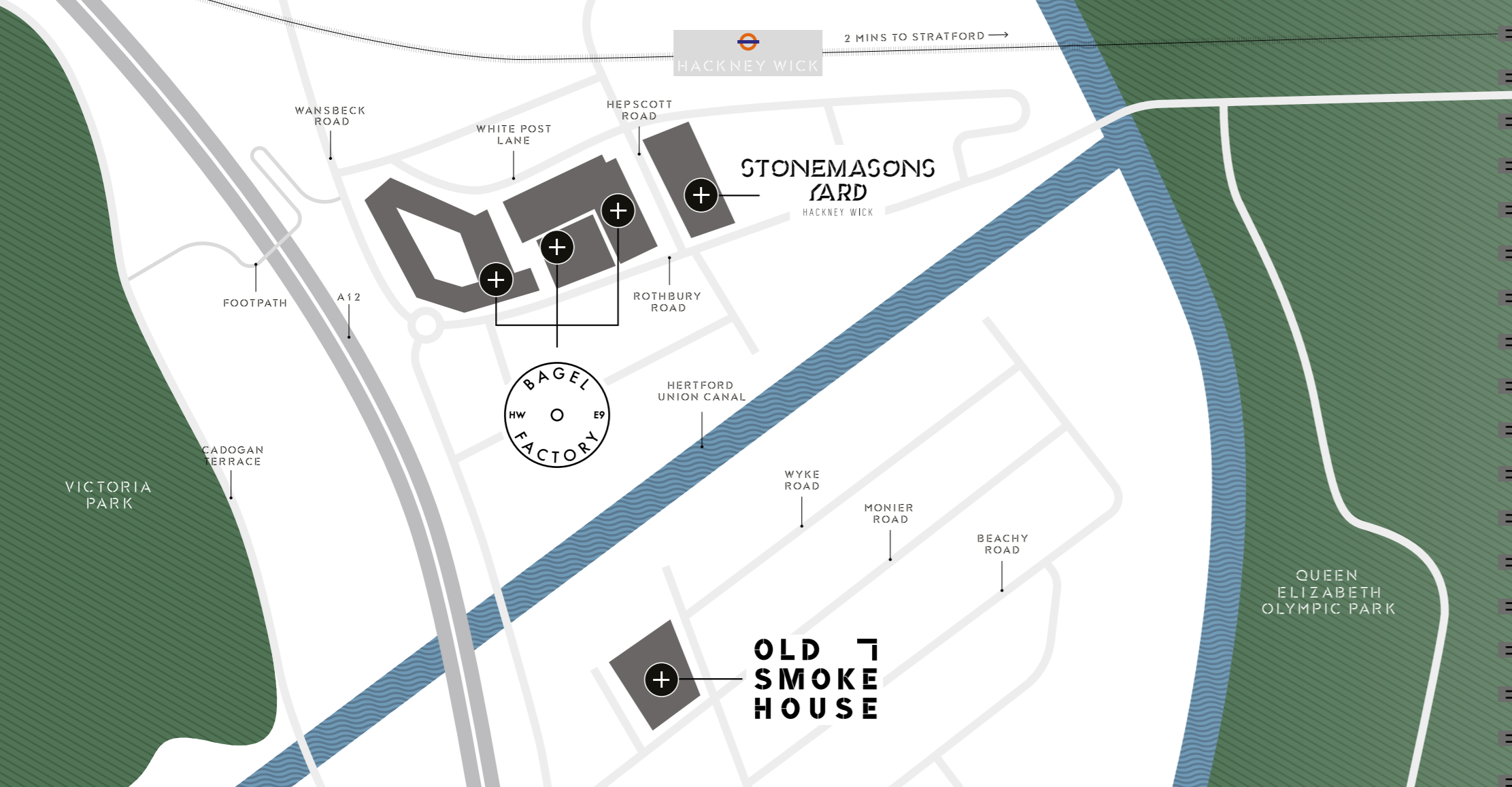
BLOCK D

BLOCK D

FOURTH FLOOR



3,126 SQ FT



CGI - Bagel Factory Central Interior



CGI - Old Smokehouse Exterior Dusk

Aitch GROUP
A development by



CGI - Stonemasons Yard Exterior



CGI - Bagel Factory East Exterior

<p>OLD SMOKE HOUSE</p>	<p>6,191 SQ FT</p>	<p>ALSO AVAILABLE HWK.LONDON</p>	<p>STONEMASONS YARD HACKNEY WICK</p>	<p>8,773 SQ FT</p>
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HWK.LONDON

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