

EAST







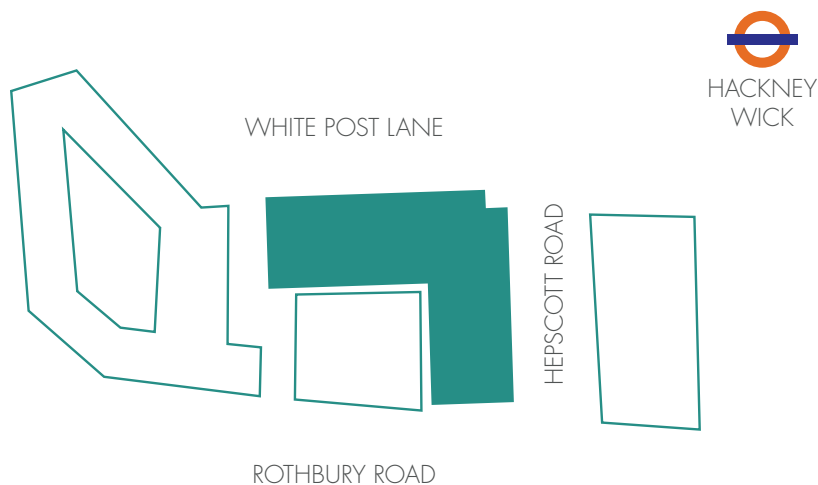


EAST



# WELCOME TO BAGEL FACTORY EAST

- 22,381 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 50 metres from 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  → 1 min
- Here East  → 11 mins
- International Quarter  → 16 mins

CGI - Bagel Factory East Exterior







### Journey times from Hackney Wick

Source: [ffl.gov.uk](http://ffl.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



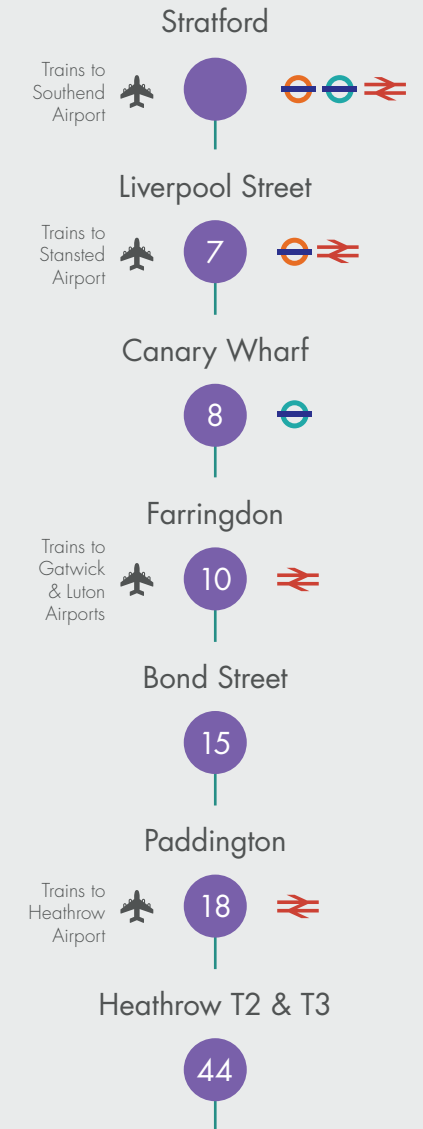


2018 sees the opening of the new Hackney Wick Overground Station, providing quick transport links across London. Just minutes away is Stratford Station, which will soon be connected to the Crossrail network.

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

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

## 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

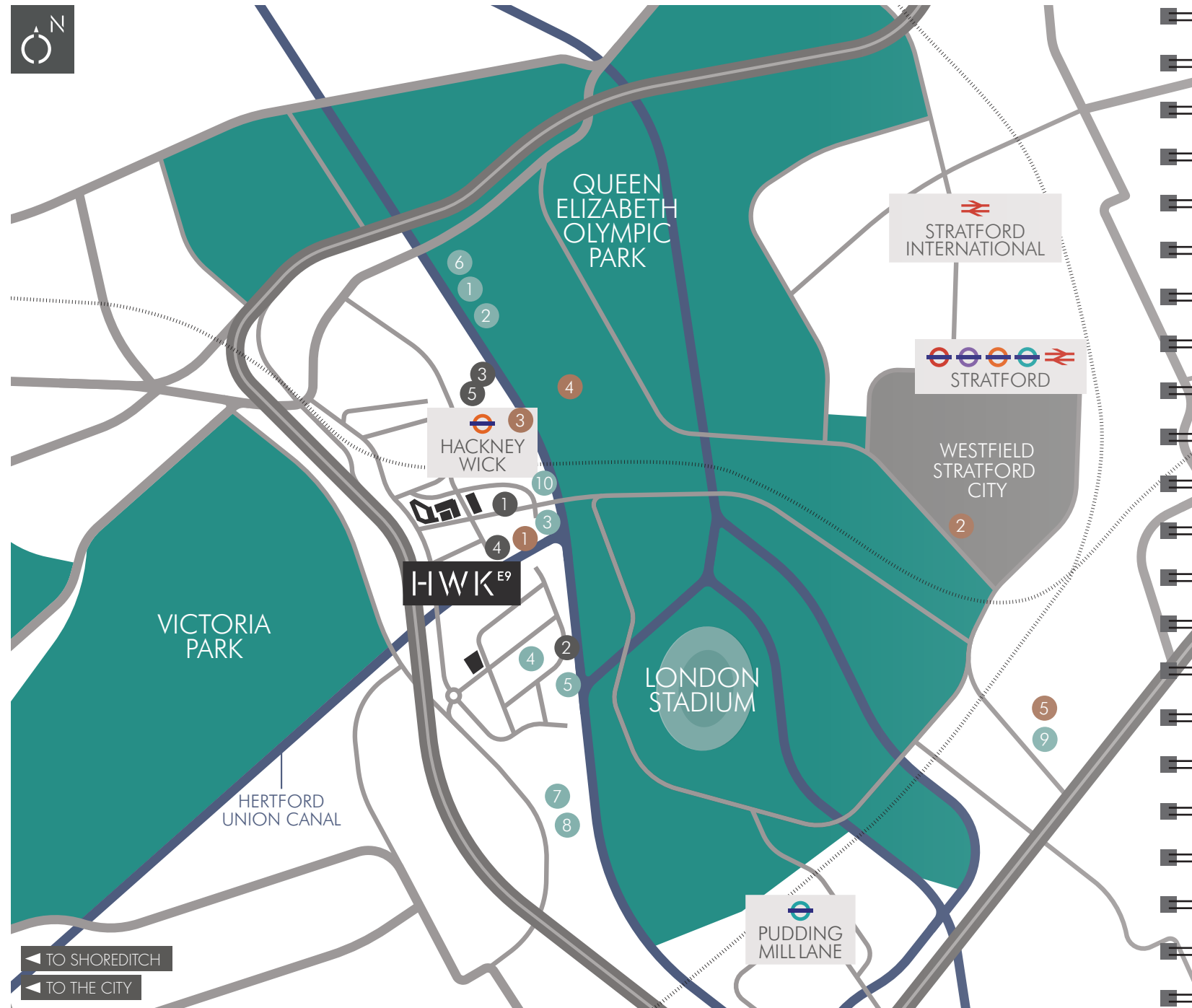
1. Breakfast Club
2. Mason & Company
3. Crate Brewery
4. Truman Brewery
5. Formans
6. Mother Works
7. The Lighthouse
8. Club Mexicana Kitchen
9. The Carpenters Arms
10. Alfred Le Roy

### 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

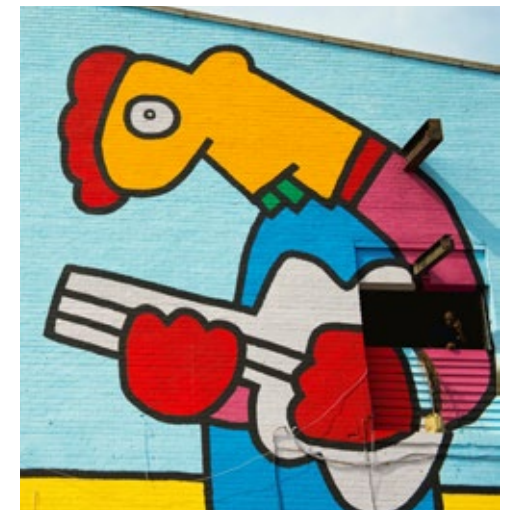
The choice location for the headquarters of Transport for London, The Financial Conduct Authority, Cancer Research and The British Council.

## 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



CGI - Yard Area



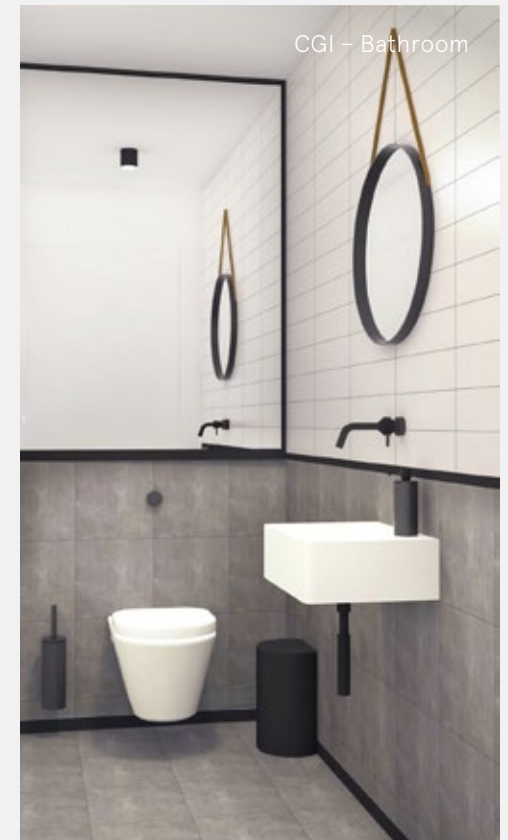
CGI - Concierge



CGI - Gym

## TYPICAL FLOOR

- High speed internet: Hyperoptic with 1GB upload/download
- BREEAM - Very Good
- Floor to ceiling heights  
Ground floor: 3,500mm  
First floor: 2,650mm
- Exceptional natural light with floor-to-ceiling windows
- Exposed concrete finishes
- 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
- Perimeter (air conditioning) units providing heating and cooling
- Energy meters highlighting consumption per floor plate
- Electrical distribution via floor boxes
- Access to private courtyard
- Dedicated cycle storage



CGI - Bathroom

GROUND  
A - 1,249 sq ft  
B - 1,269 sq ft  
C - 1,865 sq ft  
D - 1,733 sq ft  
E - 1,938 sq ft  
F - 1,206 sq ft

TOTAL  
9,260 sq ft (NIA)





Not to scale, for indicative purposes only.



# GROUND FLOOR



Not to scale, for indicative purposes only.



# FIRST FLOOR





FIRST  
G - 6,689 sq ft  
H - 6,434 sq ft

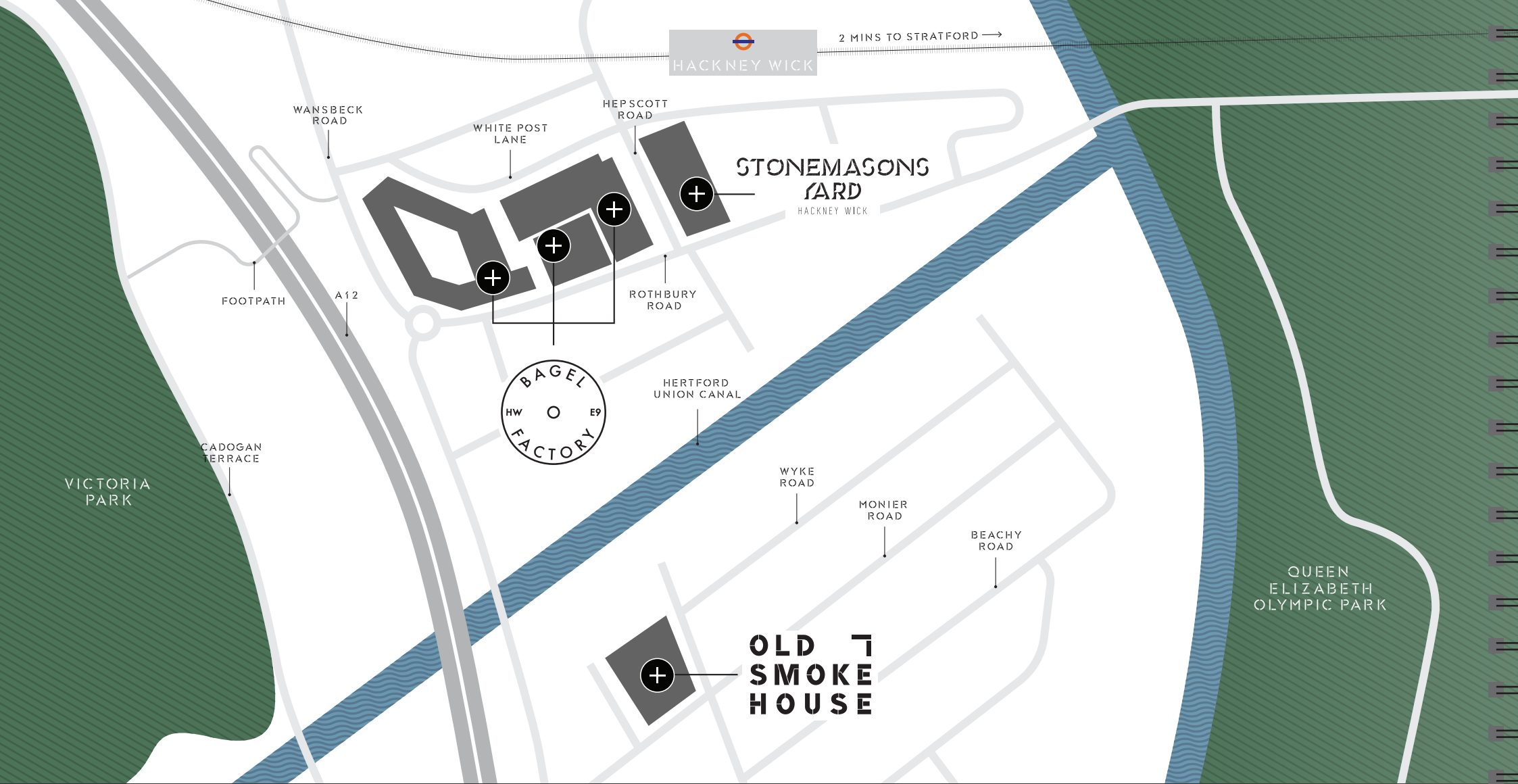
TOTAL  
13,123 sq ft (NIA)



WORK  
HARD  
DREAM  
BIG







HACKNEY WICK

2 MINS TO STRATFORD →

WANSBECK ROAD

WHITE POST LANE

HEPSCOTT ROAD

STONEMASONS YARD  
HACKNEY WICK

FOOTPATH

A12

ROTHBURY ROAD

BAGEL  
FACTORY  
HW E9

HERTFORD UNION CANAL

WYKE ROAD

MONIER ROAD

BEACHY ROAD

VICTORIA PARK

CADOGAN TERRACE

QUEEN ELIZABETH OLYMPIC PARK

OLD SMOKE HOUSE

ALSO AVAILABLE

OLD SMOKE HOUSE

6,191 SQ FT

STONEMASONS YARD

HACKNEY WICK

8,773 SQ FT

HWK.LONDON





CGI - Bagel Factory Central Interior



CGI - Old Smokehouse Exterior Dusk



CGI - Stonemasons Yard Exterior



CGI - Bagel Factory West Interior



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