



East Wick + Sweetwater

**RETAIL, LEISURE
+ OFFICE**

HELLO WELCOME TO *East Wick + Sweetwater*



A vibrant new cultural hub in the heart of East London. We're home to creators and makers, entrepreneurs and innovators, and like-minded businesses of all shapes and sizes. Sound like you? Then you've come to the right place!



Whether you're a budding start-up or a well-established brand, we've got a mix of 18 commercial spaces totalling 28,885sqft (2,683.5sqm) that have been designed with every kind of business in mind. As well as a strong business community, there's a growing residential community too.

In East Wick and Sweetwater there are over 1,800 homes in the making along with new schools, nurseries and community spaces, a huge addition to all that's happening across the wider area.

We're located in the iconic Queen Elizabeth Olympic Park, nestled right next-door to Hackney Wick and Fish Island, a stone's throw from Stratford, and surrounded by well-known commercial destinations like Here East and IQL.

We're also near East Bank, the new Culture Quarter, featuring UAL's London College of Fashion, a 550-seat theatre at Sadler's Wells and state of the art BBC music studios. V&A East will display its world-famous collections and collaborating with the Smithsonian Institution, it will establish it's first London location.

Ready to be part of the action?
Jump in!



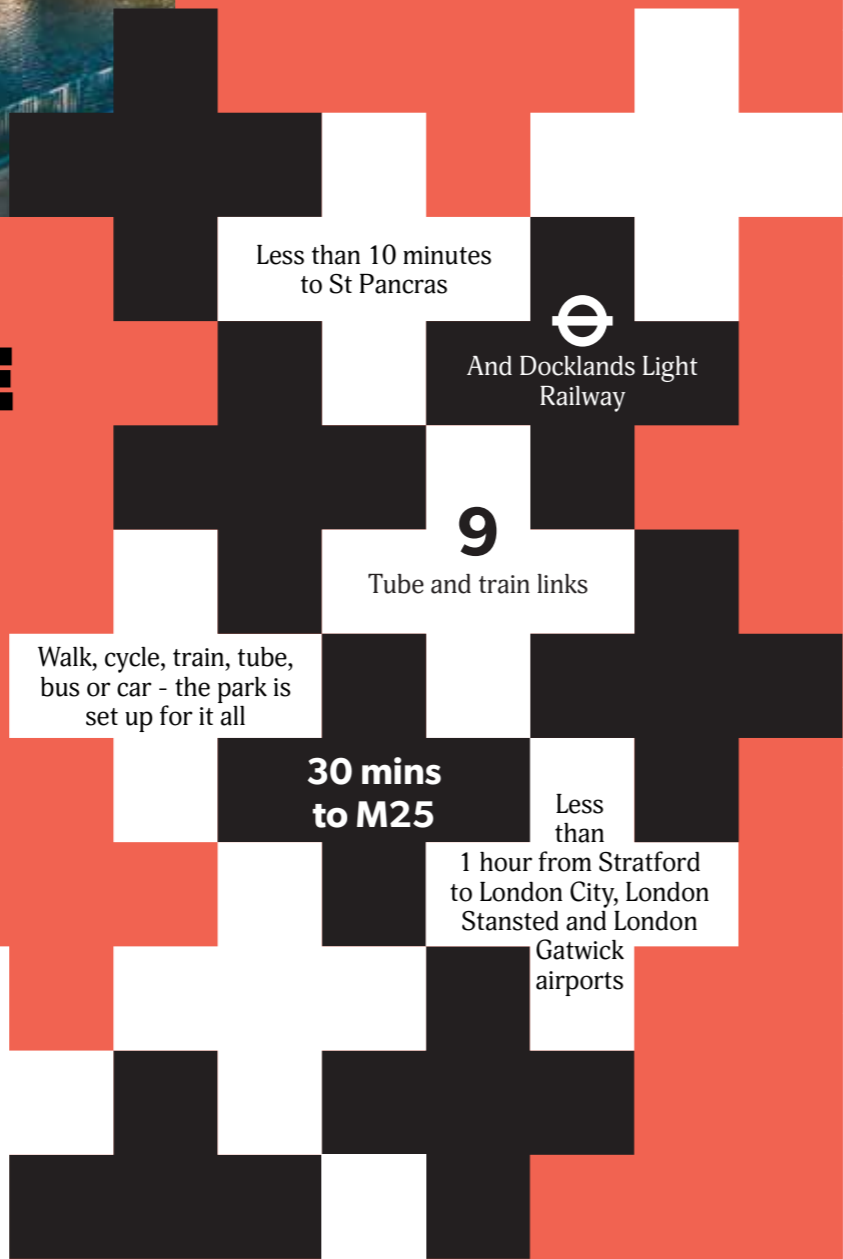
Our neighbourhood is full of dreamers and believers, just like our next-door neighbours at Hackney Wick and Fish Island. This eclectic part of East London is home to over 250 artist studios and 100 creative businesses.



A CULTURAL POWERHOUSE

East Wick and Sweetwater is right at the heart of Queen Elizabeth Olympic Park, a cultural hotbed that attracts thousands of visitors every year.

As well as huge visitor attractions like the London Stadium, Aquatics Centre, Copper Box Arena and Lee Valley VeloPark, there's also a thriving business district here alongside world-class educational facilities.



CREATIVITY IS IN OUR DNA

Both Hackney Wick and Fish Island have always been known for their creative vibe and now the area's been designated as a Creative Enterprise Zone, which is part of an £11 million London-wide initiative to provide affordable workspaces and job and training opportunities.

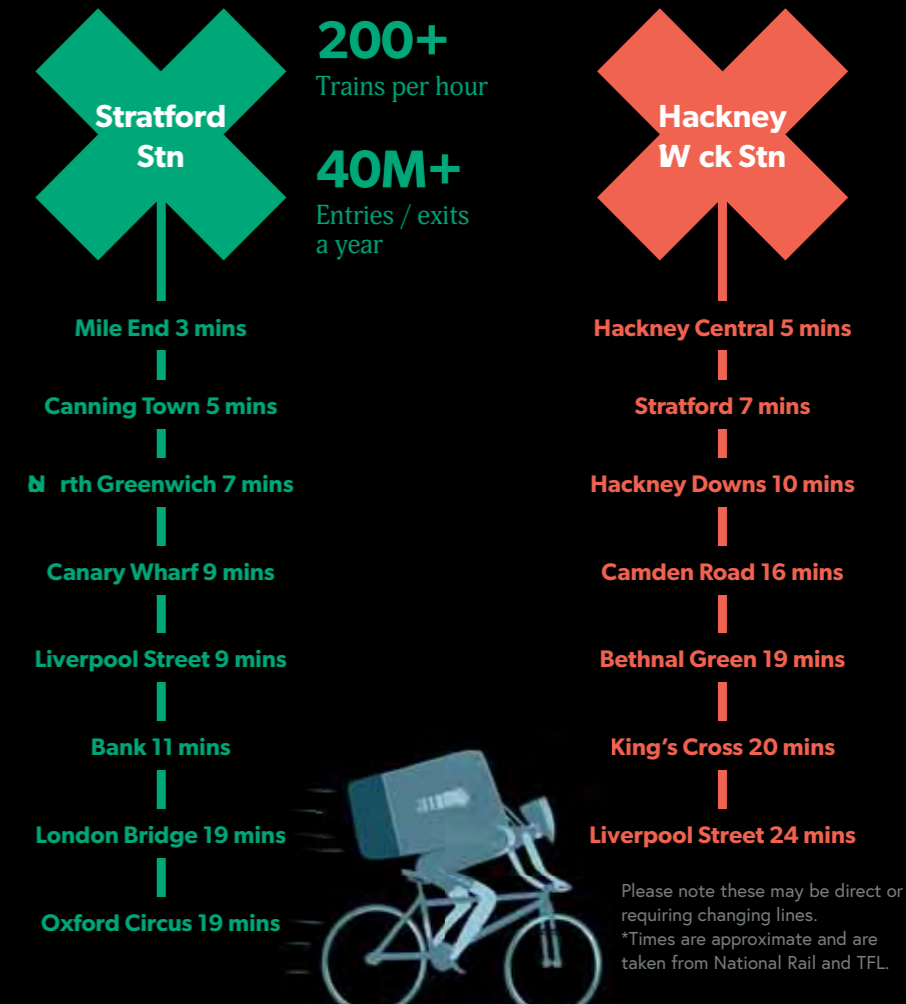
World famous entities such as BBC, UCL, London College of Fashion, the V&A and Sadler's Well will come together to create a new culture and education district for London; East Bank. Currently well under way, this new cultural hub is anticipated to bring an additional 1.5million visitors to the Park, create over 2,500 new jobs and is anticipated to generate £1.5 billion for the local economy.



THINGS OF INTEREST

East Wick and Sweetwater is right in the action, just a walk away from some of the area's hottest attractions.

- 1 Here East and Plexal
- 8 Westfield Stratford
- 15 The Stratford Hotel
- 2 Copper Box Arena
- 9 Stratford Offices
- 16 Timber Lodge Cafe
- 3 East Bank & Stratford Waterfront
- 10 Aquatics Centre
- 17 Bar 90
- 4 International Quarter London
- 11 London Stadium
- 18 East Village
- 5 Unite Student Accommodation
- 12 Queen's Yard
- Stratford Int Station
- 6 Lee Vallery Velopark
- 13 Wick Woodland
- Stratford Station
- 7 Chobham Manor
- 14 Crate Brewery
- Hackney Wick Station



BE PART OF THE LEGACY



Thinking of joining other like-minded businesses and becoming part of the East Wick and Sweetwater community?

125M

Visitors by 2031

125,000

Jobs expected across six boroughs by 2030

4M sq ft

Office space at IQL, one quarter leased

560

Acres

96,000

Estimated people living in the area by 2031

QUEEN ELIZABETH OLYMPIC PARK

1001

Unite Student Accommodation bedrooms

East Village

3,700 homes expected by 2021

+ 80,000sqft of commercial space

34M

Visits to date

40,000

Sq metres of workspace

40,000

Jobs expected by 2025

33,000

homes built by 2036

5

World-class Olympic venues

12,500

Daily student population

5.5M

Visitors a year

International Quarter London

70k sqft retail space

+

4M sqft workspace

+

333 homes

Chobham Manor

859 homes
25,000 sq. ft. of new retail and leisure space

+

1,500 sq. ft. of creative office space

2,500

Jobs created

550

Seat theatre by Sadler's Wells East

1M sq ft

UCL campus tech & innovation

125,000

People involved in cultural events

EASTBANK

£1.5Bn

Contributed to local economy

10,000+

Students to the area

1.5M

Additional visitors attracted to the park

Stratford +
Westfield

£1.75bn

Development

100+

Bars & restaurants

50M+

Visitors a year

1.91M Sq ft

Total retail space

3 Hotels

With 600 rooms

£2.4Bn

Projected weighted spend

5,000

Parking spaces

300+

Shops

Hackney Wick & Fish Island

200+

Artist studios

100+

Creative businesses

CHECK IT OUT



The two new districts of East Wick and Sweetwater will bring over 1,800 new homes, as well as commercial, retail and community spaces to Queen Elizabeth Olympic Park, creating a new, diverse and vibrant community in East London.

The first phase is currently on the way, with over 300 mixed tenures homes and 18 commercial spaces, completing in Spring/Summer 2021.

Pssst... Located on our of our later development plot, we've bought in Makeshift's meanwhile use wonders at Hackney Bridge. They will bring a mix of workspace and studios for artists, makers and small businesses; as well as space for food businesses, retailers and markets. They are aiming to complete by the end of 2020. The community is already growing!



GET A SPACE

Take a peek to see what's available:

UNIT REF	USAGE	GIA	
		(SQM)	(SQFT)
41.00.NU	Nursery	GONE!	
41.00.FE2	B	178.9	1,925.68
29.00.RL4	A1-A5	243.8	2,624.26
29.00.RL3	A1-D2	174.4	1,877.24
29.00.RL2	A1-A5	118.9	1,279.84
29.00.RL1	A1-A5	113.8	1,224.94
27.00.RL4	A1-A5	117.9	1,269.08
27.00.RL3	A1-A5	133.5	1,436.99
27.00.RL2	A1-A5	173.5	1,867.55
27.00.FE1	B	210.7	2,267.97
28.00.FE1	B	107.3	1,154.98
28.00.FE2	B	133.8	1,440.22
28.00.FE3	B	144.8	1,558.63
28.00.FE4	B	GONE!	



Usage type key

- Nursery
- B
- A1-A5
- A2-D2

Whilst the site plan and unit details have been prepared with all due care for the convenience of the intending purchaser/tenant, the information contained herein is a preliminary guide only and does not constitute part of any offer, contract or warranty. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, the house designs, boundaries, landscaping and positions of roads and footpaths may change as the development progresses. All statements made in these particulars are made without responsibility on the part of the agents or the developer. None of the statements contained in these particulars are to be relied upon as statement or representation of fact. Any intended purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Please speak to our team for further details. Information correct as of September 2020.

SEE ANYTHING *Questions?* YOU LIKE?

eastwickandsweetwater.co.uk

**Like it?
Keen to find out more?**

Get in touch with the CF Commercial team:

Harriet

020 3216 3916

harriet@cfcommercial.co.uk

Craig

020 3216 3911

craig@cfcommercial.co.uk

Say hello