



*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 its first London location.

Ready to be part of the action?  
*Jump in!*

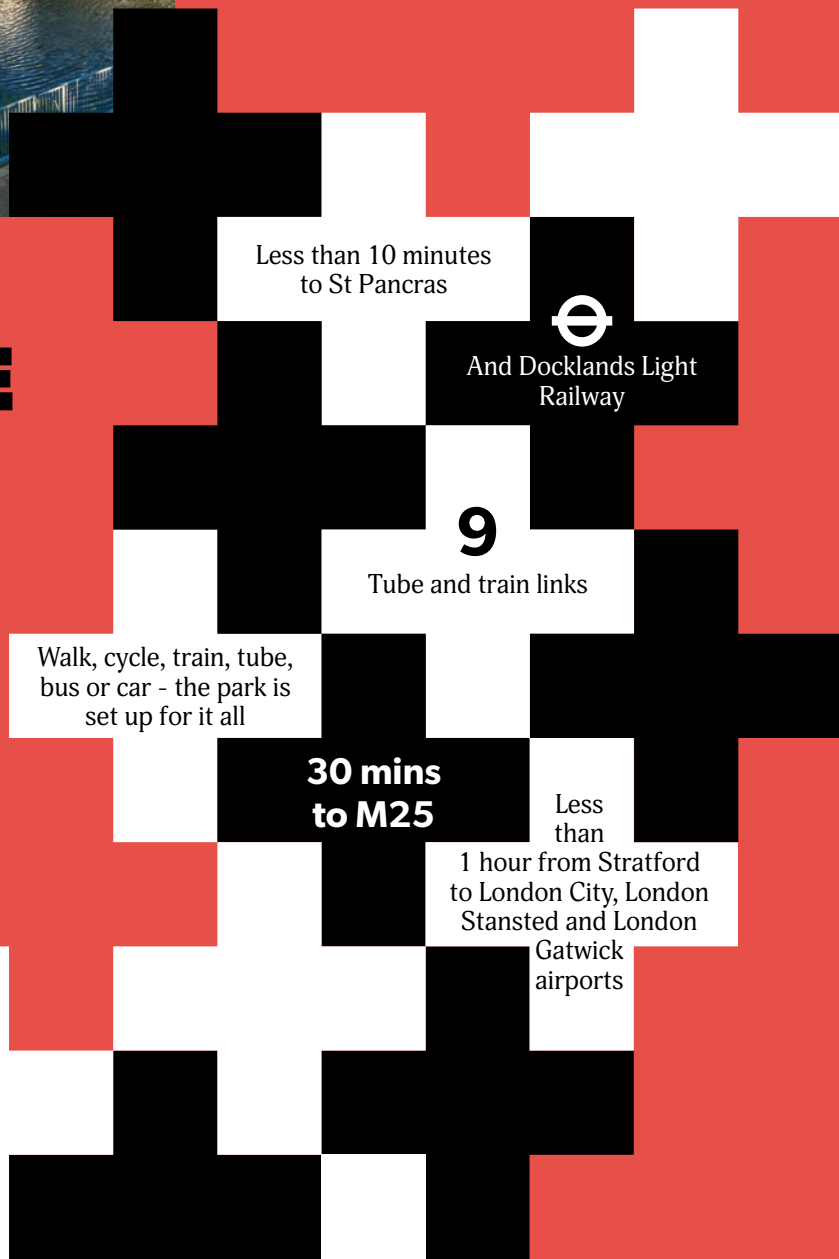




# A CULTURAL POWERHOUSE

East Wick and Sweetwater is right at the heart of the 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.



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.

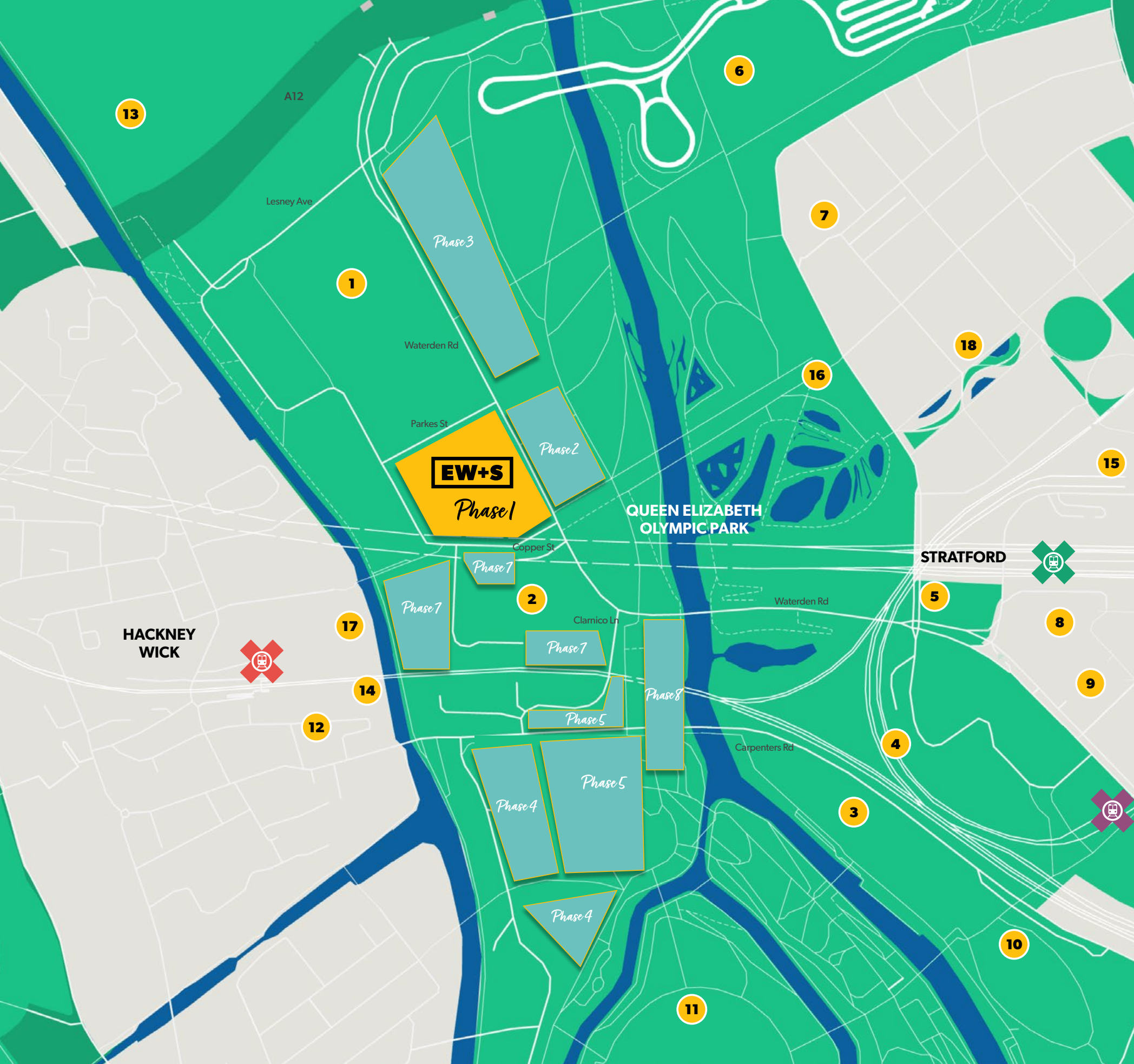


# CREATIVITY IS IN OUR DNA

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 Valley Velopark              | 13 Wick Woodland      | Stratford Station      |
| 7 Chobham Manor                    | 14 Crate Brewery      | Hackney Wick Station   |



Stratford  
Stn

200+  
Trains per hour

40M+  
Entries / exits  
a year

- Mile End 3 mins
- Canning Town 5 mins
- North Greenwich 7 mins
- Canary Wharf 9 mins
- Liverpool Street 9 mins
- Bank 11 mins
- London Bridge 19 mins
- Oxford Circus 19 mins



Hackney  
Wick Stn

- Hackney Central 5 mins
- Stratford 7 mins
- Hackney Downs 10 mins
- Camden Road 16 mins
- Bethnal Green 19 mins
- King's Cross 20 mins
- Liverpool Street 24 mins



Please note these may be direct or requiring changing lines.  
\*Times are approximate and are taken from National Rail and TFL.

# BE PART OF THE LEGACY

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



QUEEN ELIZABETH OLYMPIC PARK

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

33,000

homes built by 2036

Hackney Wick & Fish Island

200+

Artist studios

100+

Creative businesses

34M

Visits to date

40,000

Sq metres of workspace

40,000

Jobs expected by 2025

5

World-class Olympic venues

12,500

Daytime student population

5.5M

Visitors a year

## East Village

3,700 homes by 2021

+ 80,000sqft of commercial space

1001

Unite Student Accommodation bedrooms

## International Quarter London

70k sqft retail space

+

4M sqft workspace

+

333 homes

## Chobham Manor

859 homes  
25,000 sqft of new retail and leisure space

+

1,500 sqft of creative office space

## EASTBANK

£1.5Bn

Contributed to local economy

10,000+

Students to the area

1.5M

Additional visitors attracted to the park

2,500

Jobs created

550

Seat theatre by Sadler's Wells East

1M sqft

UCL campus tech & innovation

125,000

People involved in cultural events

£1.75Bn

Development

100+

Bars & restaurants

50M+

Visitors a year

1.91M Sqft

Total retail space

3 Hotels

With 600 rooms

£2.4Bn

Projected weighted spend

5,000

Parking spaces

300+

Shops

Stratford + Westfield





The two new districts of East Wick and Sweetwater will bring over 1,500 new homes, as well as commercial, retail and Community spaces to Queen Elizabeth Olympic Park, creating a new, diverse and vibrant neighbourhood in East London.

The first phase of East Wick + Sweetwater has now been built complete, with 300 mixed-tenure homes and 18 commercial spaces.

Plus located on one of our later development plots, we've bought in Makeshift's meanwhile use wonders at Hackney Bridge. A mix of workspace and studios for artists, makers and small businesses; as well as space for food businesses, retailers and markets. 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  | E                 | 179   | 1,935  |
| 29.00.RL4  | A1-A5             | 245   | 2,646  |
| 29.00.RL3  | The Private Spa   | GONE! |        |
| 29.00.RL2  | The Body People   | GONE! |        |
| 29.00.RL1  | A1-A5             | 114   | 1,224  |
| 27.00.RL4  | A1-A5             | 119   | 1,282  |
| 27.00.RL3  | A1-A5             | 133   | 1,440  |
| 27.00.RL2b | Curfew Grooming   | GONE! |        |
| 27.00.RL2a | Skon Dental       | GONE! |        |
| 27.00.FL1  | Tesco Express     | GONE! |        |
| 27.00.FE1  | E                 | 214   | 2,302  |
| 28.00.FE1  | Temptation Beauty | GONE! |        |
| 28.00.FE2  | Le Dance Studio   | GONE! |        |
| 28.00.FE3  | Duffy Boxing      | GONE! |        |
| 28.00.FE4  | E                 | GONE! |        |

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 December 2024.



## Usage type key

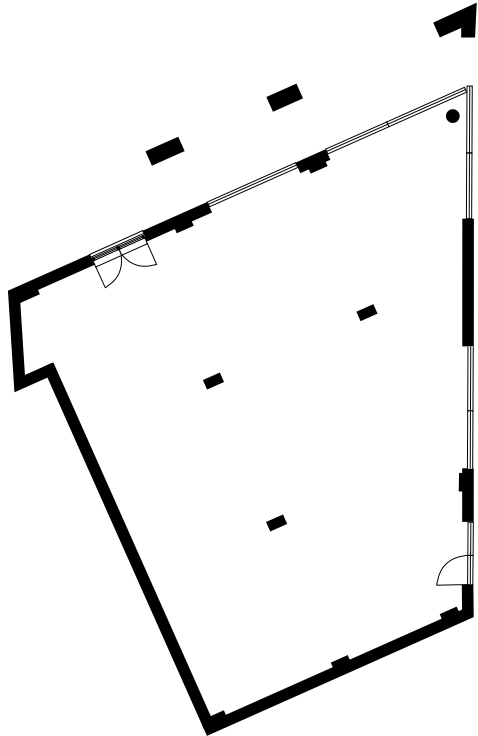
- Nursery
- E
- A1-A5
- A2-D2

COMMERCIAL  
SPACE

Gross internal area

213.8sqm

2,302sqft



Floorplans are not to scale and are indicative only. Areas are provided as gross internal areas and are subject to change and subject to variance. Whilst the plans 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. 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. No person in the employment of East Wick and Sweetwater and CF Commercial has any authority to make or give any representation of warranty in relation to this property. Please speak to our team for further details. Information correct as of January 2024.

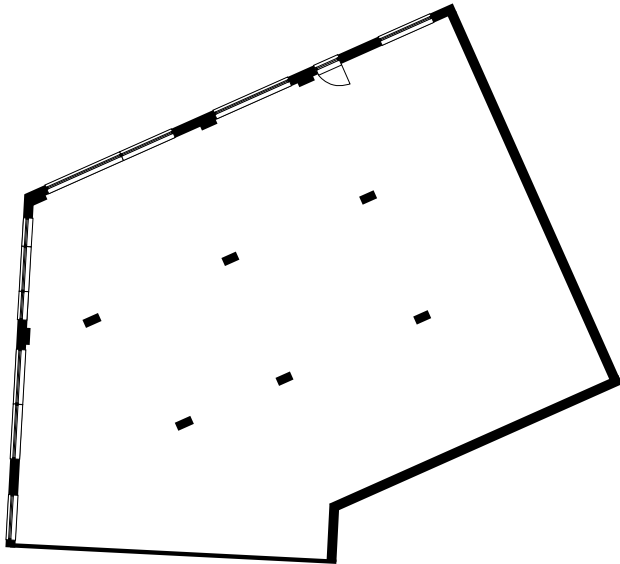
eastwickandsweetwater.co.uk



Gross internal area

348.4qm

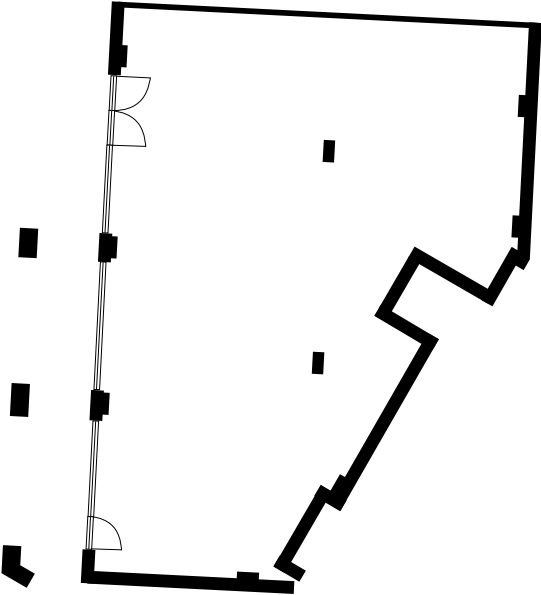
3,750.18sqft



Gross internal area

173.5qm

1,867.55sqft

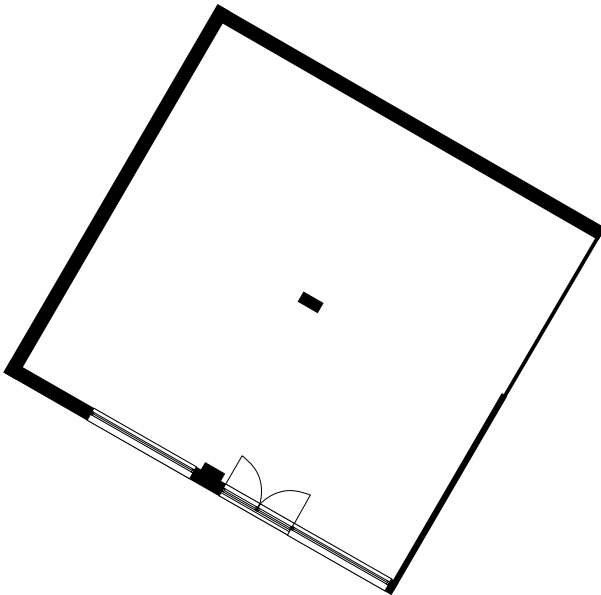




Gross internal area

133.5qm

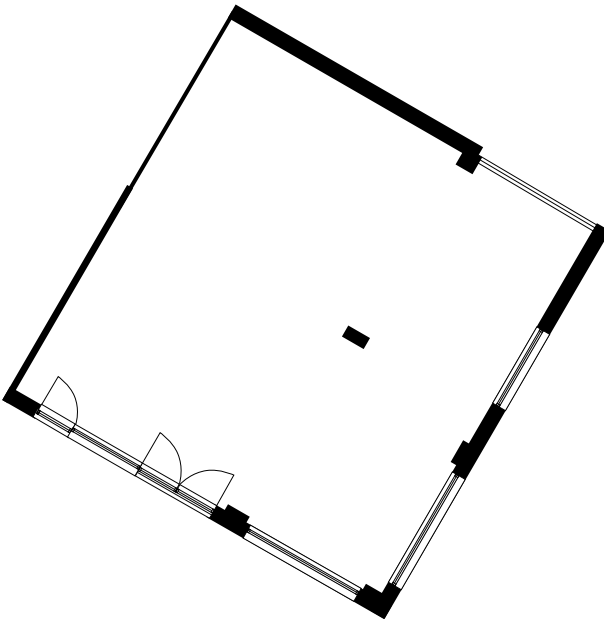
1,436.99sqft



Gross internal area

117.9qm

1,269.08sqft







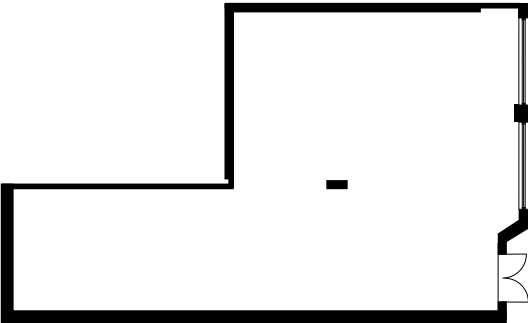
EAST WICK + SWEETWATER

Waterden Road

28-00-FE1

Usage: Temptation Beauty

Gross internal area    107.3sqm    1,154.98sqft



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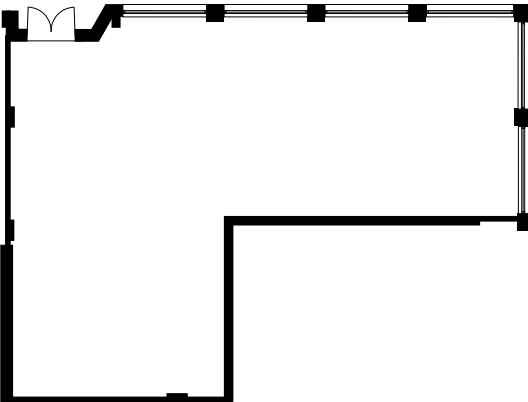
EAST WICK + SWEETWATER

Tandy Place

28-00-FE2

Usage: E

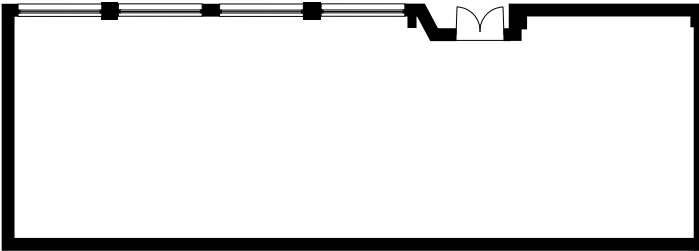
Gross internal area    133.8sqm    1,440.22sqft



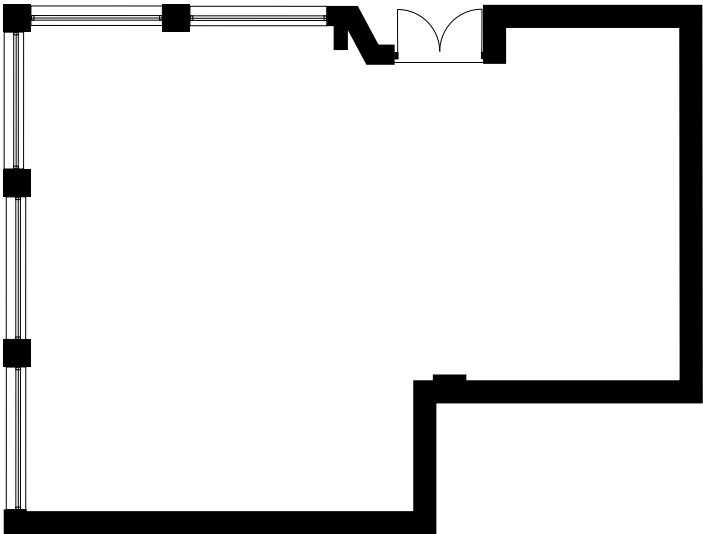
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Gross internal area    144.8sqm    1,558.63sqft



Gross internal area    110.4sqm    1,189sqft

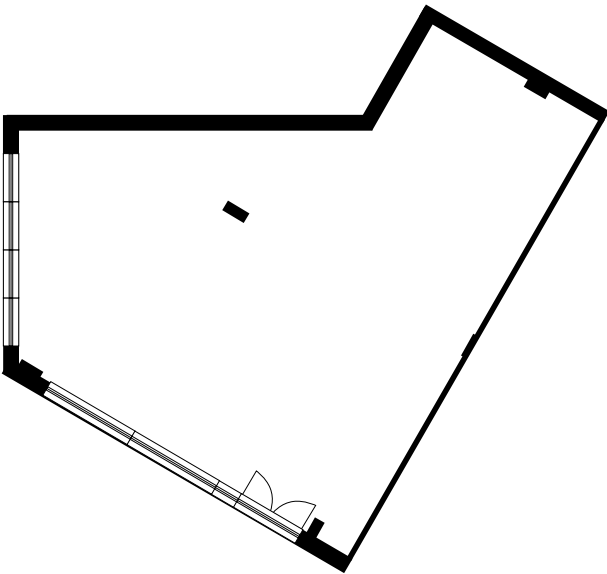




Gross internal area

113.8qm

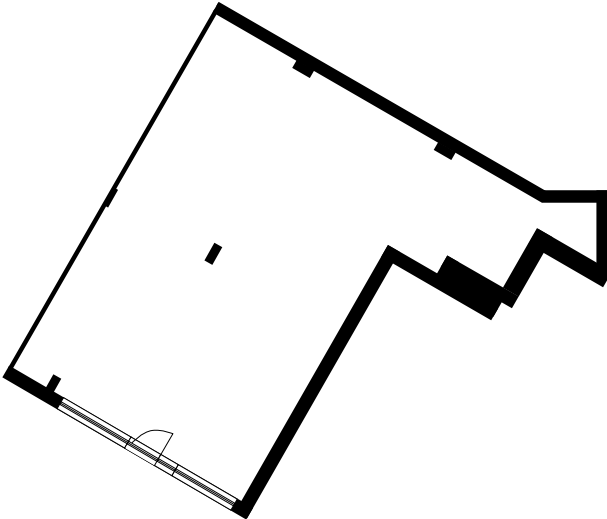
1,224.94sqft



Gross internal area

118.9qm

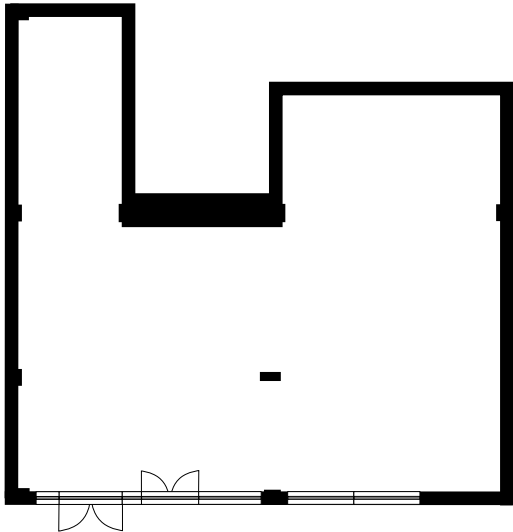
1,279.84sqft



Gross internal area

174.4qm

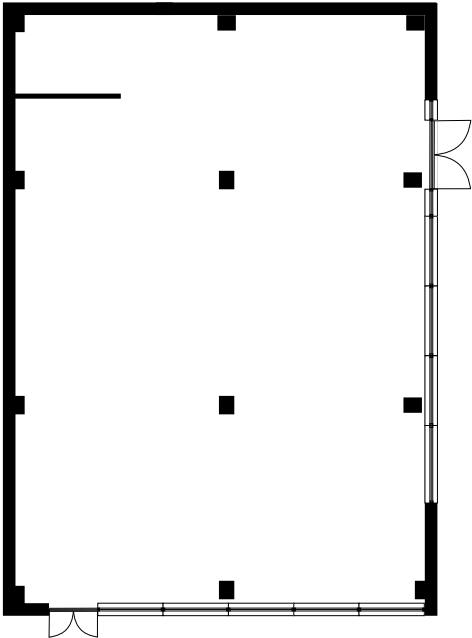
1,877.24sqft



Gross internal area

243.8qm

2,624.26sqft

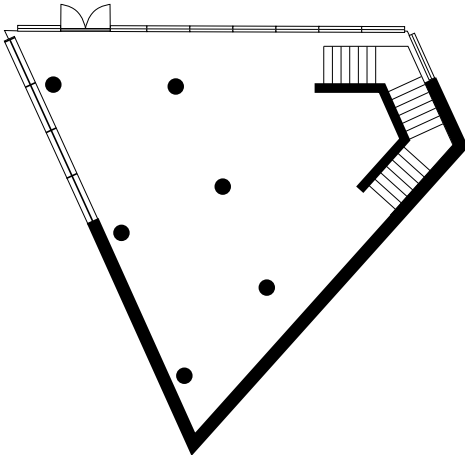




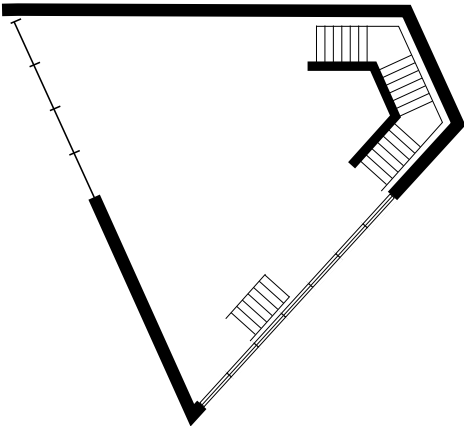
Gross internal area

178.9sqm

1,925.68sqft



Ground floor



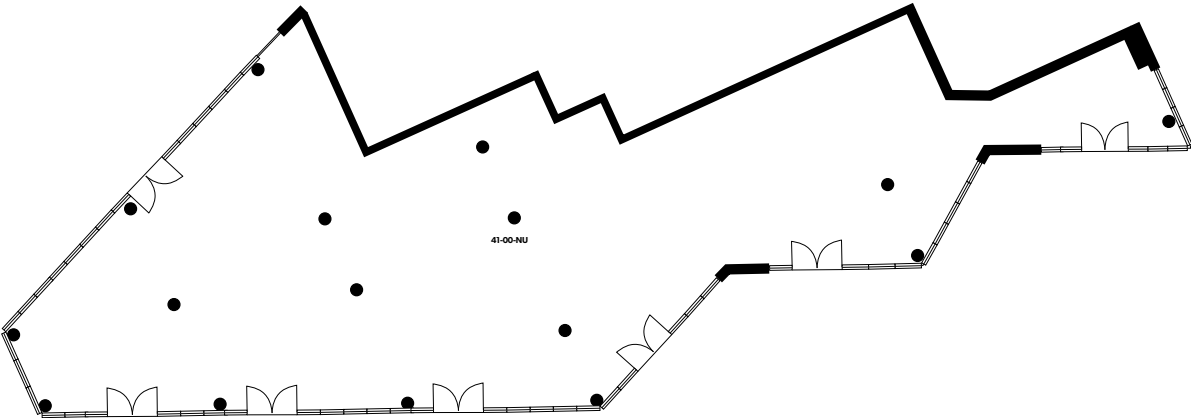
First floor



Gross internal area

373.7sqm

4,022.51sqft



# SEE ANYTHING *Questions?* YOU LIKE?

**[eastwickandsweetwater.co.uk](http://eastwickandsweetwater.co.uk)**

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

Get in touch with the team:

CF Commercial  
020 3369 1066  
[info@cfcommercial.co.uk](mailto:info@cfcommercial.co.uk)

Stirling Ackroyd  
020 3369 7334  
[officeagency@stirlingackroyd.com](mailto:officeagency@stirlingackroyd.com)

*Say hello*

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