

NEW WICKSIDE

OVERVIEW

HEPSCOTT ROAD
HACKNEY WICK E9

LIFE IN COLOUR

Say hello to a brand new seven acre, canal-side mixed-use neighbourhood in Hackney Wick, East London.

Comprising residential, commercial, retail and cultural spaces – Wickside sets the standard for future regeneration in East London.



Canary Wharf

River Thames

City of London

Liverpool Street
🚶🚶🚶🚶🚶

Shoreditch

Bethnal Green

London Fields

WICKSIDE

Victoria Park

London Stadium

Hackney Wick
🚶

UCL East

London Aquatics Centre

London College of Fashion

Sadler's Wells East

CRATE

V&A East

Queen Elizabeth Olympic Park

Copper Box Arena

River Lee

Stratford
🚶🚶🚶🚶🚶
& Westfield Shopping Centre

Stratford International
🚶🚶

Here East

POSITION

BE AMONG THE FIRST

Wickside offers over 100,000 sq ft of flexible commercial space in the heart of a thriving and vibrant community. Whether you're looking for office, retail or arts studio space, Wickside has a range of options to suit all requirements.





A FUTURE MADE FROM THE PAST

Hackney Wick was one of the oldest industrial sites in London. During the 19th and early 20th centuries the area produced materials such as dye, waterproof cloth, petrol and was home to many printing works.

Working with award winning architectural practices Ash Sakula, BUJ and Studio Shaw Studio, Wickside celebrates this industrial heritage and it is reflected in the design and architecture – including the the repurposing of five existing buildings.

- 1 The Wickside site, 1921
- 2 Wick Road near Victoria Park
- 3 Bridge House CGI



Bridge House

Winner of a design competition and shortlisted for the Housing Design Awards, Bridge House is one of many striking buildings on the Wickside masterplan.

Designed by forward-looking architects Studio Shaw who champion low energy, sustainable development, it boldly asserts the arrival of a new neighbourhood. Facing onto a generous new public space and new bridge link between Hackney Wick and Fish Island it is a confident addition to the Hackney Wick architectural landscape.



A NEW VISION

Once an industrial site – Wickside will create linear park stretching nearly 200m along the regenerated Canalside, with a new bridge connecting the south of Fish Island to Hackney Wick – encouraging communities to mix and interact.





SITE PLAN

The site offers more than 100,000 sq ft of commercial office space across the four phases being delivered between June 2025 and March 2026.

Phase	Completion	Sq M (GIA)	Sq Ft (GIA)
One	Sept 2025	1,071	11,519
Two	Jan 2026	4,560	49,067
Three	April 2026	1,428	15,362
Four	April 2026	2,765	29,749
Total		9,823	105,697



PLAN NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.



PHASE ONE LOOKING NORTH EAST CGI





MAKE IT WORK FOR YOU

All units can be provide in shell, CAT A or in a fully fitted and furnished condition. The spaces are suitable for a range of occupiers, so the design and fit-out can be tailored to the individual use.



OPPORTUNITY TO BUY OR LEASE

All CGIs indicative

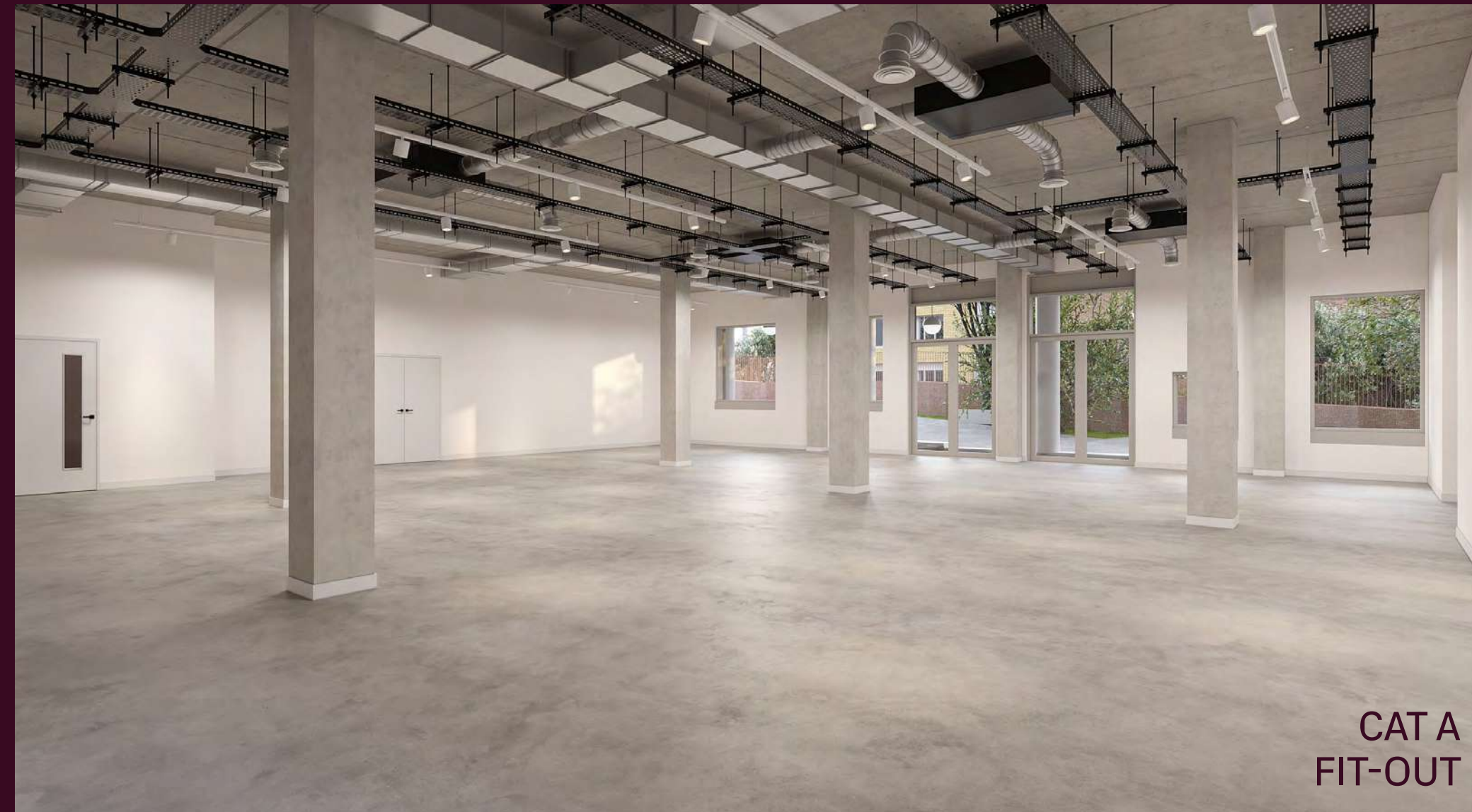


SINGLE OR MULTIPLE UNITS



SUITABLE FOR A RANGE OF USES

SPACES

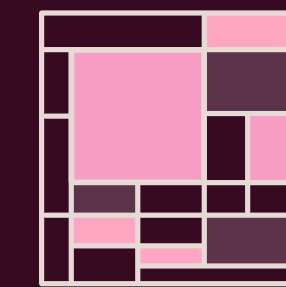


CAT A FIT-OUT

POTENTIAL / EXPECTED USES



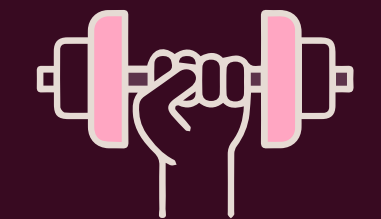
CREATIVE OFFICE OCCUPIERS



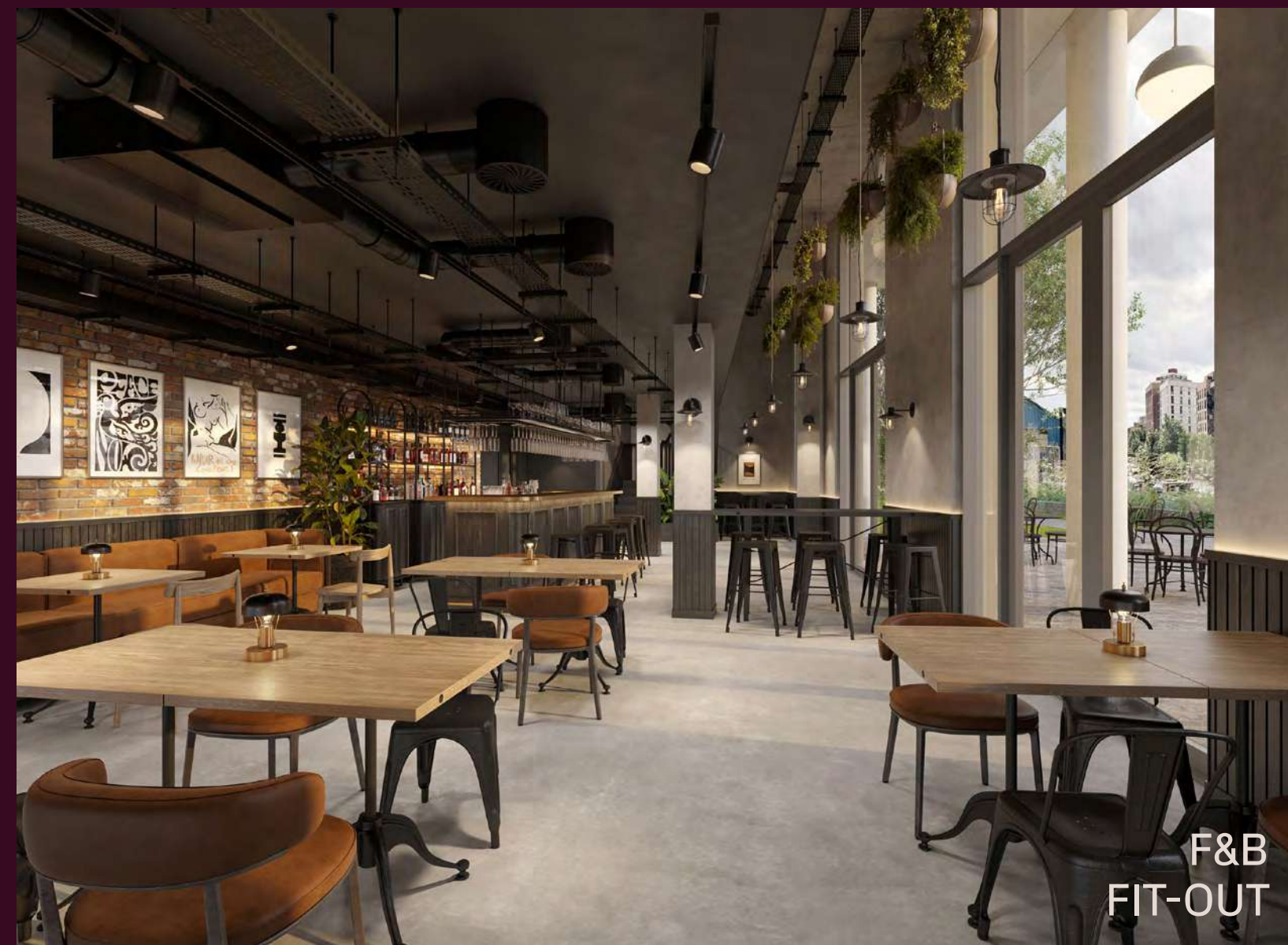
ARTISTS GALLERY SPACES



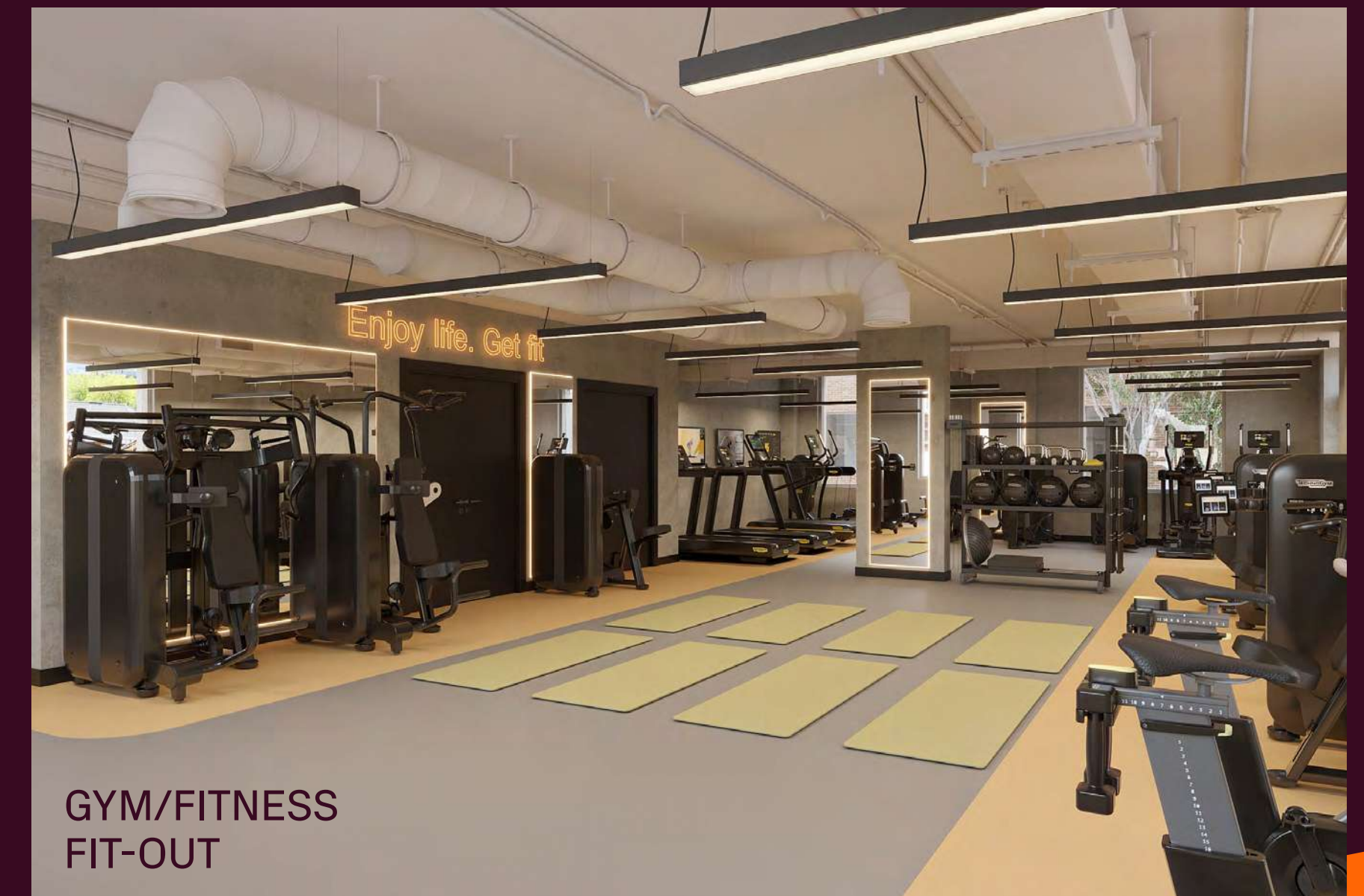
DESTINATION CAFE'S AND RESTAURTERS



HEALTH & LEISURE OCCUPIERS



F&B FIT-OUT



GYM/FITNESS FIT-OUT

WHY WICKSIDE?

Wickside offers a vibrant canalside location with excellent amenities, strong ESG credentials, and a supportive, creative business community – an inspiring environment where work meets innovation and sustainability.

BOLDER APPROACH

Mindful of the local area's future, Wickside combines new urban parkland and a revitalised canalside with strong ESG credentials, creating a sustainable development that enhances East London's landscape.





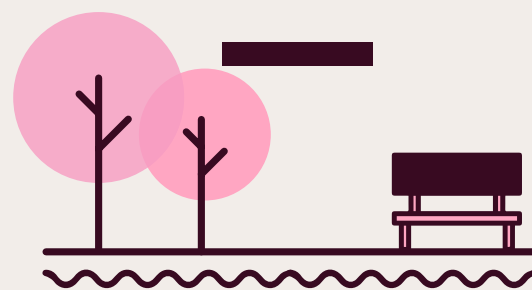
CANAL SIDE WORK/LIFE GCI



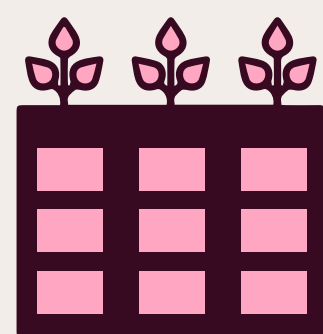
WELL-BEING



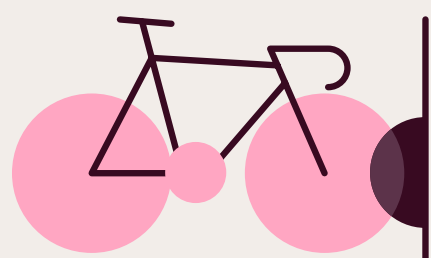
TWO MINUTE WALK TO
HACKNEY WICK STATION



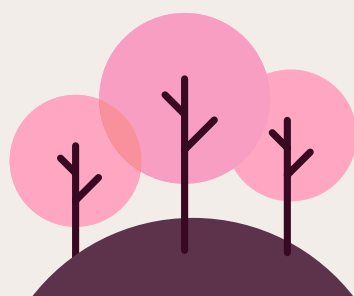
LINEAR PARK ALONG
CANAL-SIDE



GREEN ROOFS



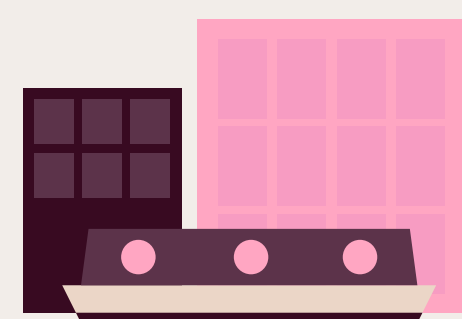
SECURE CYCLE
SPACES



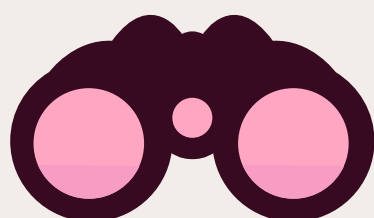
OUTSIDE SPACES
WITHIN WICKSIDE
AND AROUND IT



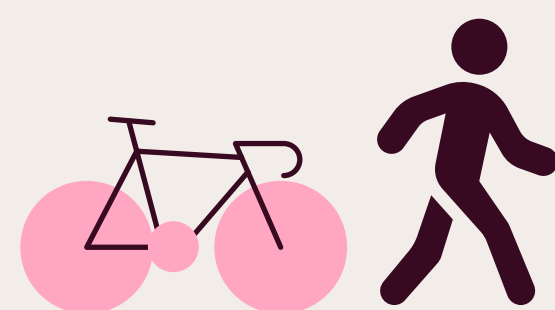
EXTENSIVE ON
SITE LEISURE



CANAL-SIDE
DEVELOPMENT



VIEWS OVER
GREEN SPACES



EASY WALKING AND
CYCLING ROUTES



NURTURING CREATIVITY

c20,000 sq ft of creative uses secured for the long term. We are providing discounted rents to a number of fantastic creative organisations from artists studios to design practices which will be situated in the creative cluster at what will be called Pharos Yard.



RIGHT OUTSIDE YOUR DOOR

Wickside sits within an exciting hub of local canal-side cafés, bars and restaurants.

CRATE is the perfect post work hang out spot, with a wide range of drinks and pizzas available. Morning coffees and breakfast is sorted, with several top quality independent coffee shops and cafés within walking distance.

1 Bad coffee

2 CRATE Brewery

3 Clarnico Coffee

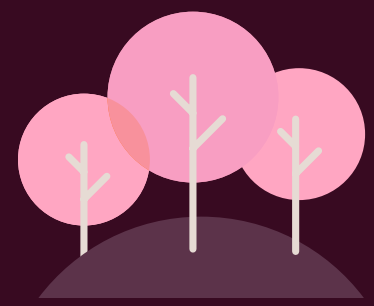
4 Barge East

5 Lucia's





A QUICK HOP, SKIP & JUMP



VICTORIA PARK
SIX MINUTES WALK



WESTFIELD – STRATFORD
FIVE MINUTES VIA
LONDON OVERGROUND

LOCAL AREA



A short walk or overground journey away, occupiers have access to unrivalled retail amenities and some of London's best green spaces including Victoria Park.

Some of the best restaurants, bars and pubs in London are located within the area, as well as the excellent retail and leisure offering at Westfield Stratford.

- 1 London Aquatics Centre
- 2 Broadway Market
- 3 Victoria Park
- 4 V&A East
- 5 Westfield Stratford



LOCAL AREA

Coffee

- | | |
|---------------------|--------------|
| 1 The Roasting Shed | 4 Badu Café |
| 2 Bad Coffee | 5 CoffeeDrop |
| 3 Thingy Café | 6 HWK Coffee |

Restaurants

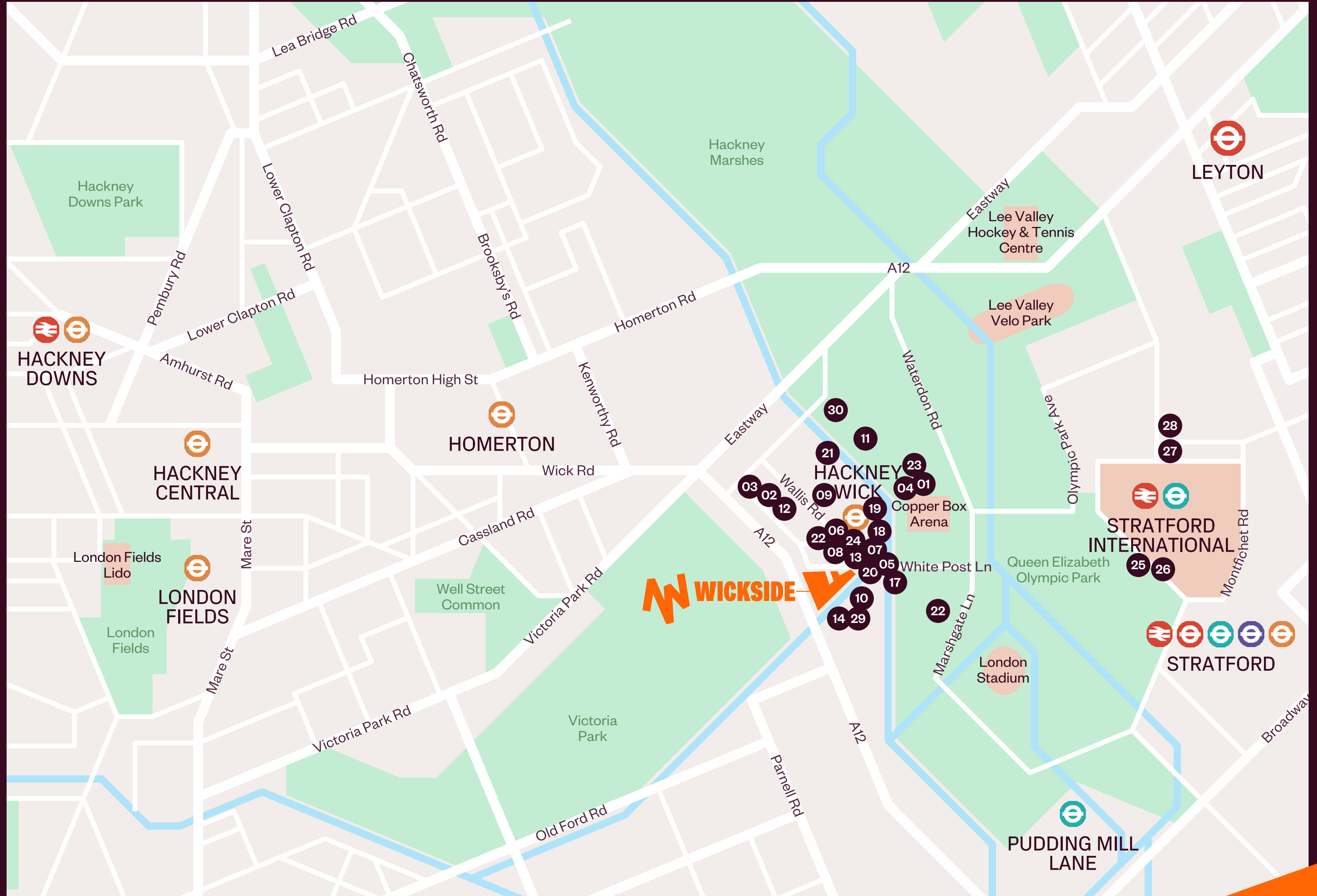
- | | |
|--------------------|-----------------|
| 7 Silo | 12 Natura |
| 8 Burnt Umber | 13 Lucia's |
| 9 Slice Club | 14 Unlock Pizza |
| 10 Laterna | 15 INIS |
| 11 Gotto Trattoria | 16 |

Bars & pubs

- | | |
|-------------------|---------------------|
| 17 Barge East | 21 No90 |
| 18 Grow | 22 Lord Napier Star |
| 19 CRATE | 23 Nico's Bar |
| 20 All My Friends | 24 Howling Hops |

Hotels / Leisure /Retail

- | | |
|------------------|-----------------|
| 25 Premier Inn | 28 Aparthotel |
| 26 Hyatt House | 29 Tuck Shop |
| 27 The Stratford | 30 F45 Training |





HERE, THERE & EVERYWHERE

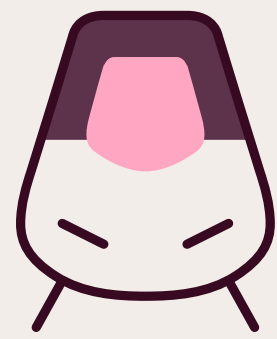
Wickside is just a two minute walk from Hackney Wick overground station – offering access to Stratford and the rest of London.

The Elizabeth Line from Stratford offers reduced travel times across the city, with the West End just 13 minutes away.

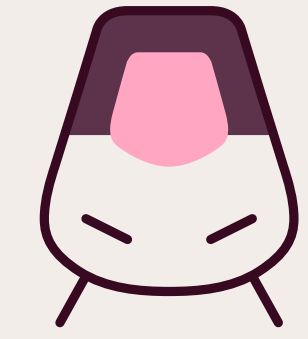
Regional and international connections are also excellent with City Airport 14 minutes away via the DLR from Stratford.



TWO MINUTES WALK TO HACKNEY WICK STATION



ELIZABETH LINE AT STRATFORD
FOUR MINUTES VIA OVERGROUND



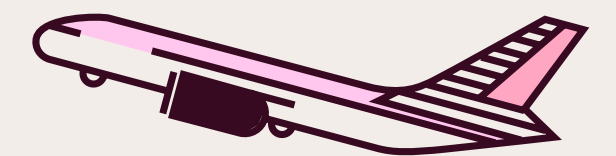
ELIZABETH LINE
(VIA STRATFORD)

LIVERPOOL ST
8 MINUTES

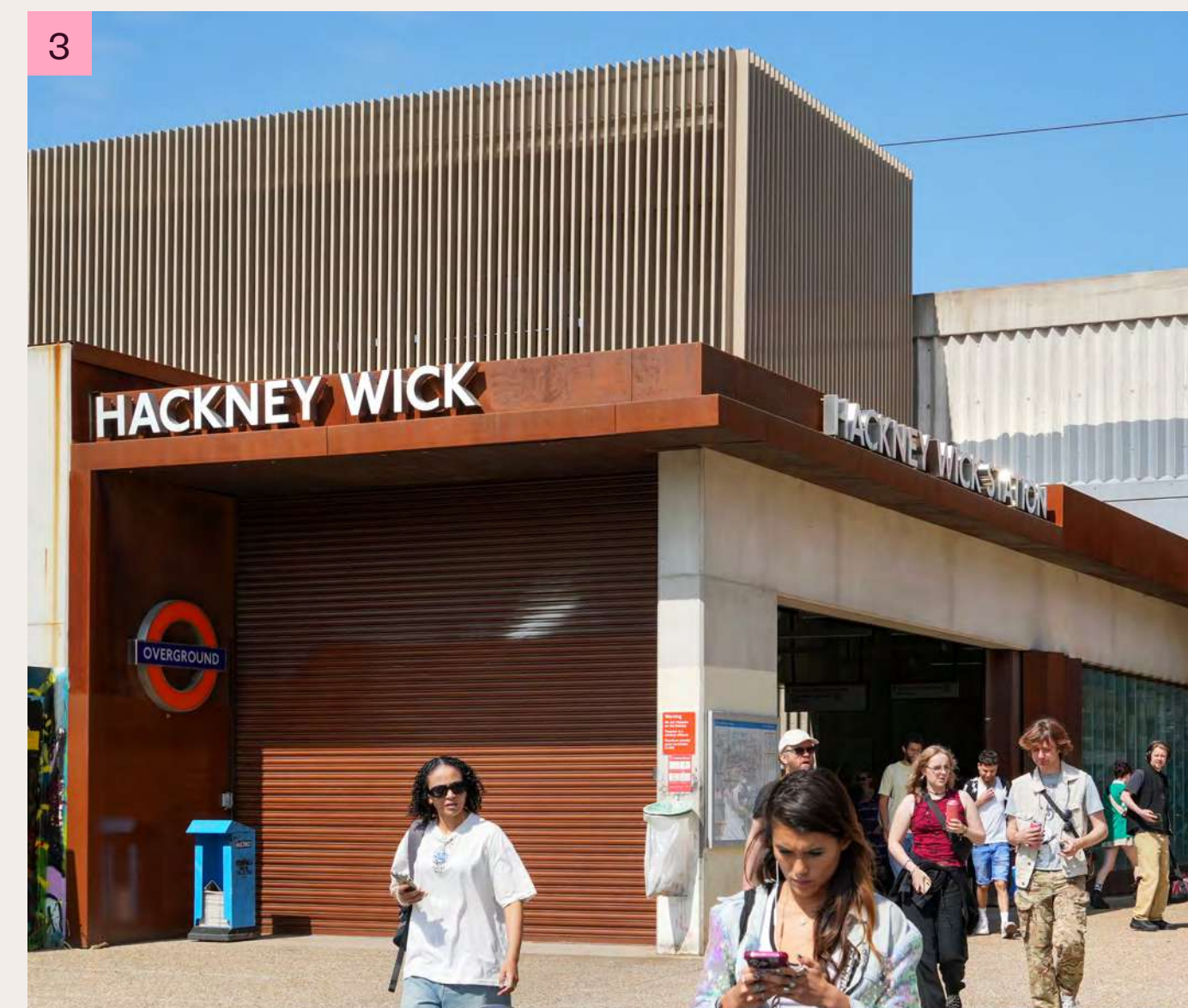
TOTTENHAM COURT RD
13 MINUTES



EUROSTAR TERMINAL
13 MINUTES VIA
ELIZABETH LINE
AND THAMESLINK



LONDON CITY AIRPORT
14 MINS VIA DLR



- 1 London City Airport
- 2 Hackney Wick station
- 3 Hackney Wick station

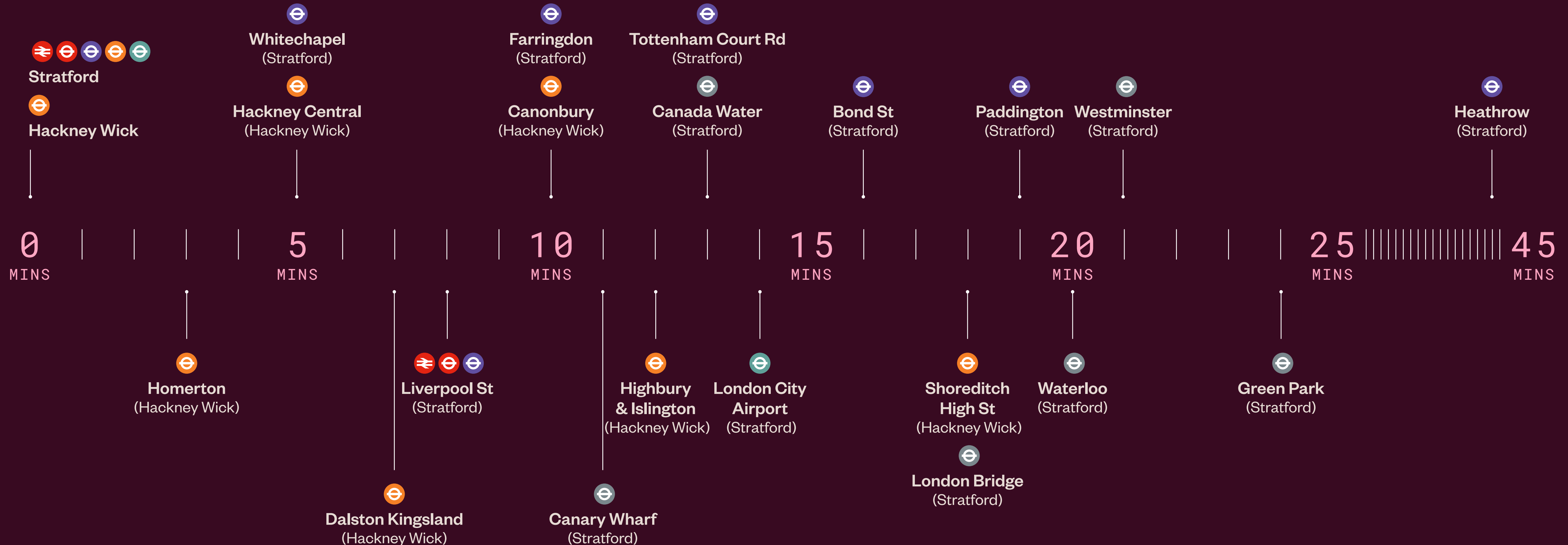


KEY TRAVEL TIMES

TRAVEL TIMES FROM HACKNEY WICK AND STRATFORD (in minutes)

Key

- National Rail
- London Underground
- Elizabeth Line
- London Overground
- DLR
- Jubilee Line





LOCAL ECONOMIC OVERVIEW

780+

LOCAL BUSINESSES

400

CO-WORKING DESKS

300+

ARTISTS STUDIOS WITHIN THE AREA

475

NEW APARTMENTS RANGING FROM 1-6 BEDROOMS BRINGING 1,000'S OF NEW RESIDENTS

21%

OF BUSINESSES ENGAGED IN CREATIVE ACTIVITY

5,400+

EMPLOYEES WORKING IN THE HACKNEY WICK & FISH ISLAND AREA

52%

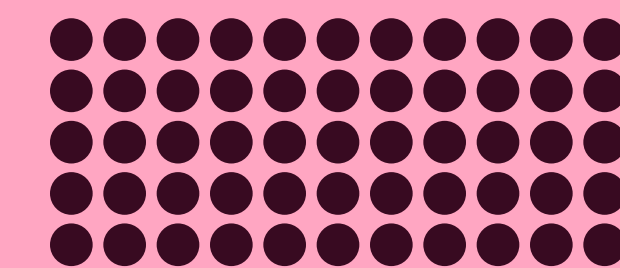
OF EMPLOYEES FROM LOCAL WORKFORCE

33%

OF LOCAL BUSINESSES HAVE MOVED HERE FROM OTHER EAST LONDON LOCATIONS

12%

OF BUSINESSES IN THE AREA ARE BASED IN THE FOOD AND DRINK INDUSTRY



BASED IN THE FISH ISLAND ECONOMIC ZONE -THE HIGHEST CONCENTRATION OF BUSINESSES IN THE LLDC AREA

FIGURES / INFORMATION: LLDC COMBINED ECONOMY STUDY



THE TEAM

Wickside is a joint venture between O’Shea Group and Galliard Homes. Well over 10 years in the making, the scheme is the product of collaboration between urban regeneration specialists.

O’Shea Group

Founded in 1966, O’Shea is a leading residential-led investor, developer and contractor currently involved in over £2bn of development across the UK.

Their experience covers the living and commercial sectors with a strong track record with working with public and private partners – delivering some of London’s landmark developments including Canary Wharf’s Baltimore Tower and One West Point, West London’s tallest Tower.

oshea.co.uk

Galliard Homes

Founded in 1992, Galliard is one of London’s leading developers of large mixed-use schemes and commercial hospitality premises. The group has a development portfolio worth over £4.29 billion, including nearly 6,000 homes and 1.1 million sq ft of consented commercial space.

In recent years they have won international prizes for its developments The Chilterns, Baltimore Tower, Metropolitan Crescent and The Stage, to name a few.

galliardhomes.com



Southern Housing Group

Established in 1901 Southern Housing Group has grown to become one of the largest housing associations in the south of England.

Managing more than 30,000 homes and working with more than 40 local authorities; providing homes to over 72,000 residents – they offer a range of housing options for rent and sale and undertake a wide range of activities to improve the lives of residents.

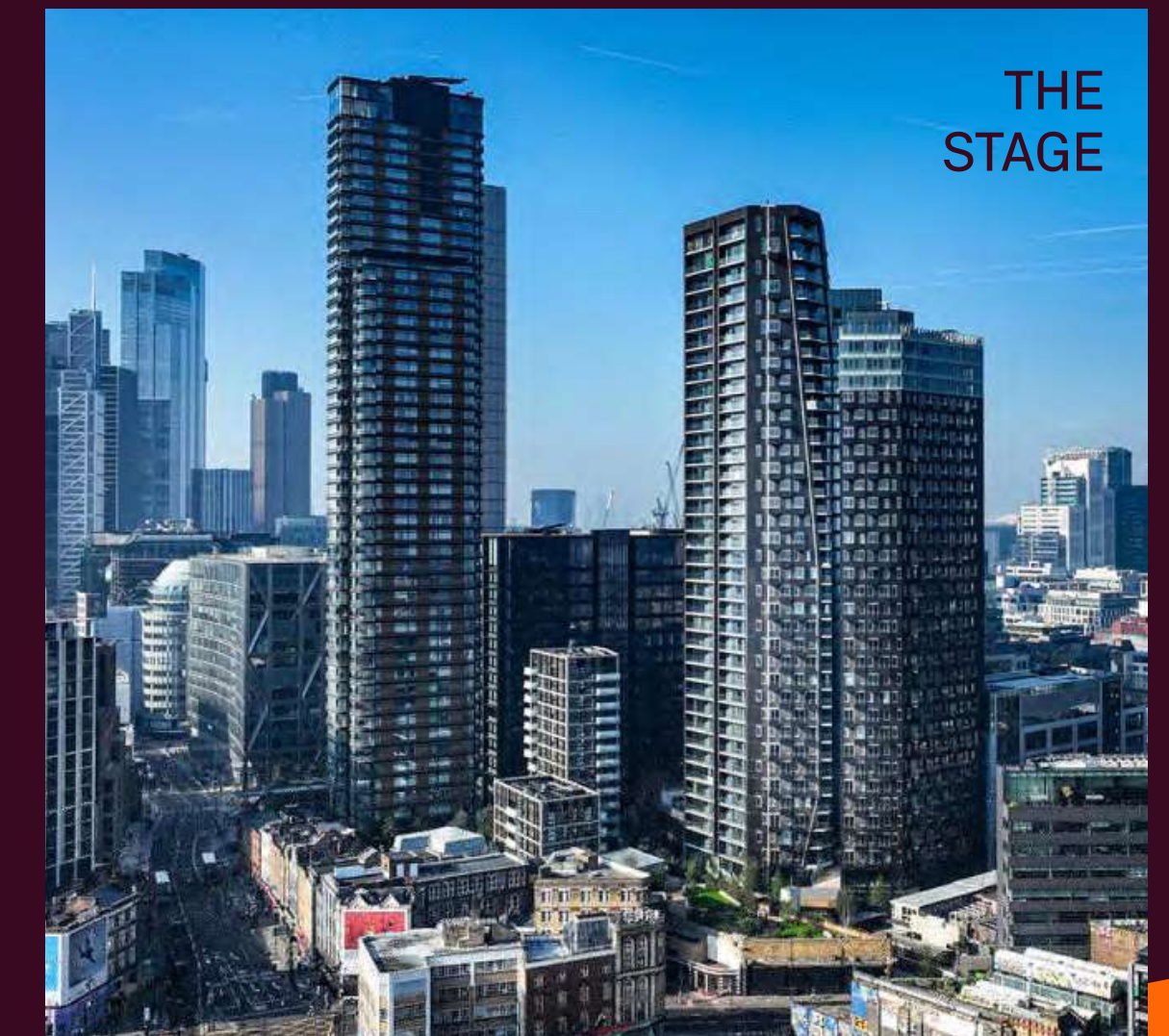
shgroup.org.uk

Sable – BTR Partner

Sable specializes in investment and management of residential properties in the United Kingdom. Collectively having invested over £1.3 billion in housing solutions, providing 11,500 beds that cater to diverse needs, including student housing, multi-family, single-family, and senior living.

Sable are on track to be operationally net zero carbon on all their new developments by 2030.

sablecapital.co.uk



Interested? Let's talk...

Terms

Upon application.

Viewings

Strictly through sole joint letting agents.

BELCOR

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