

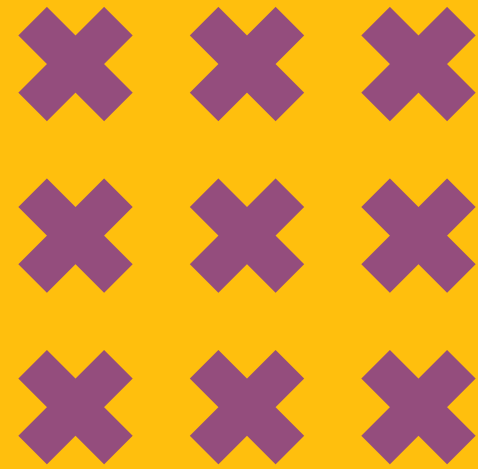


*East Wick + Sweetwater*

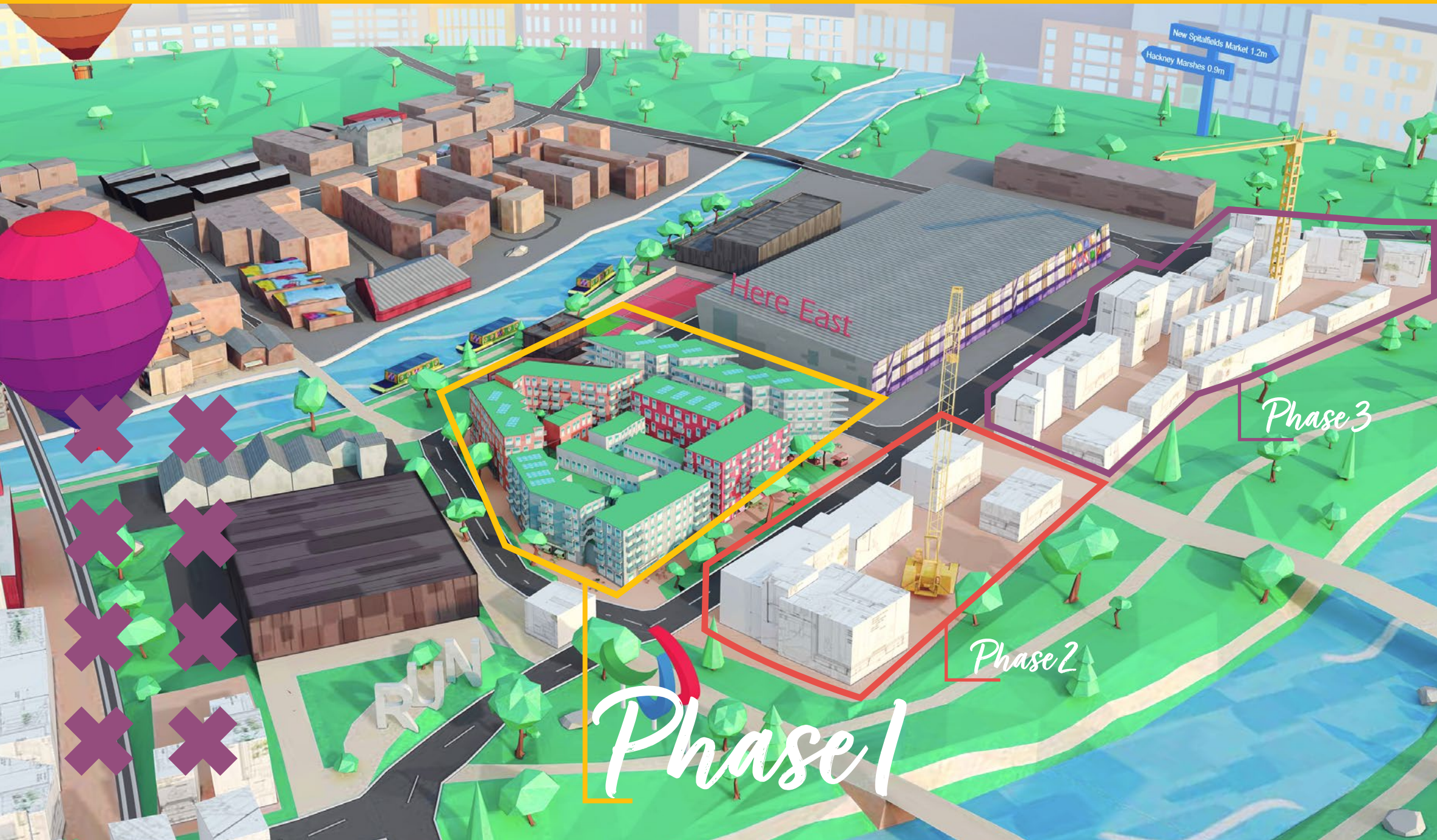
**RETAIL, LEISURE  
+ OFFICE**



# 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!*

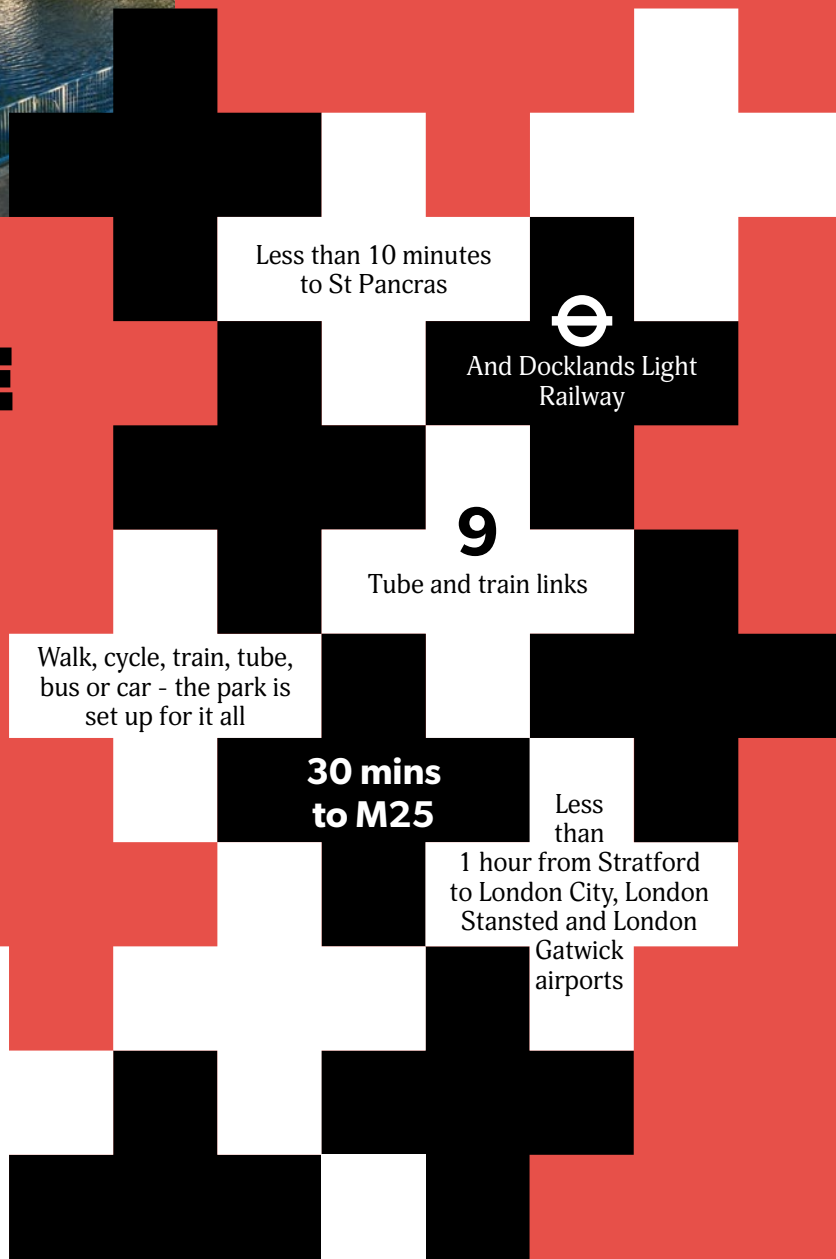




# A CULTURAL POWERHOUSE

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.

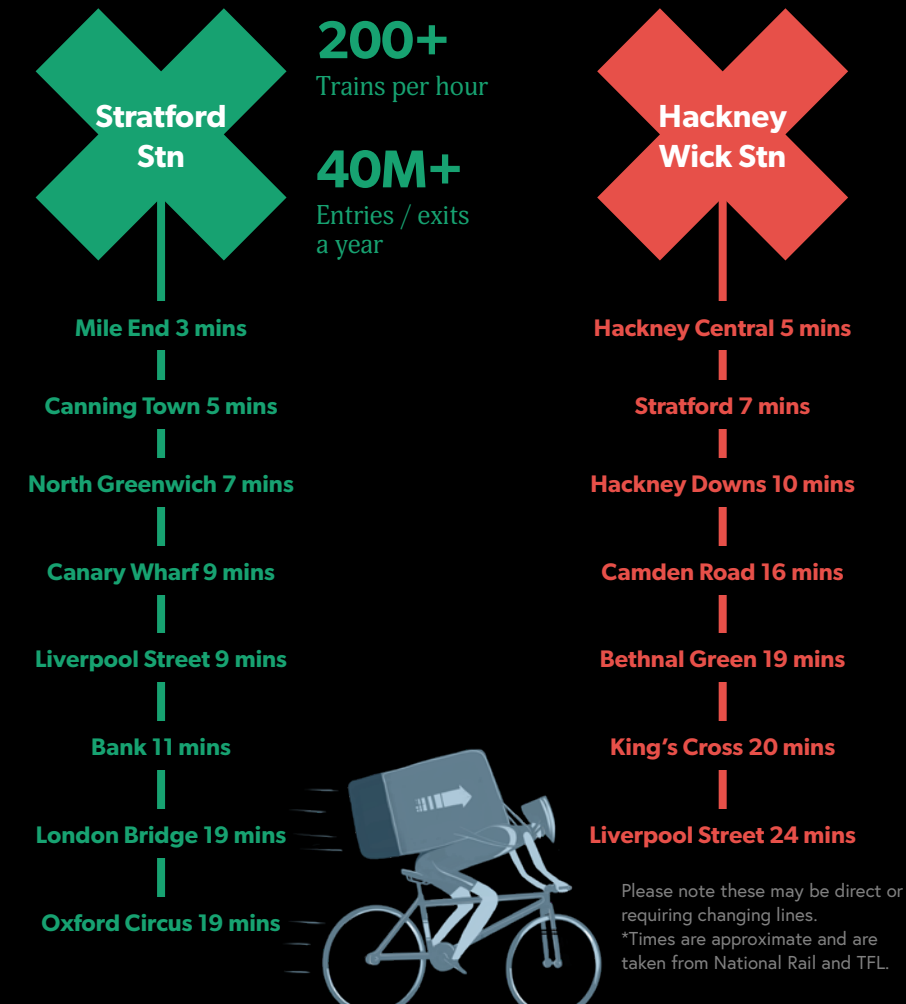
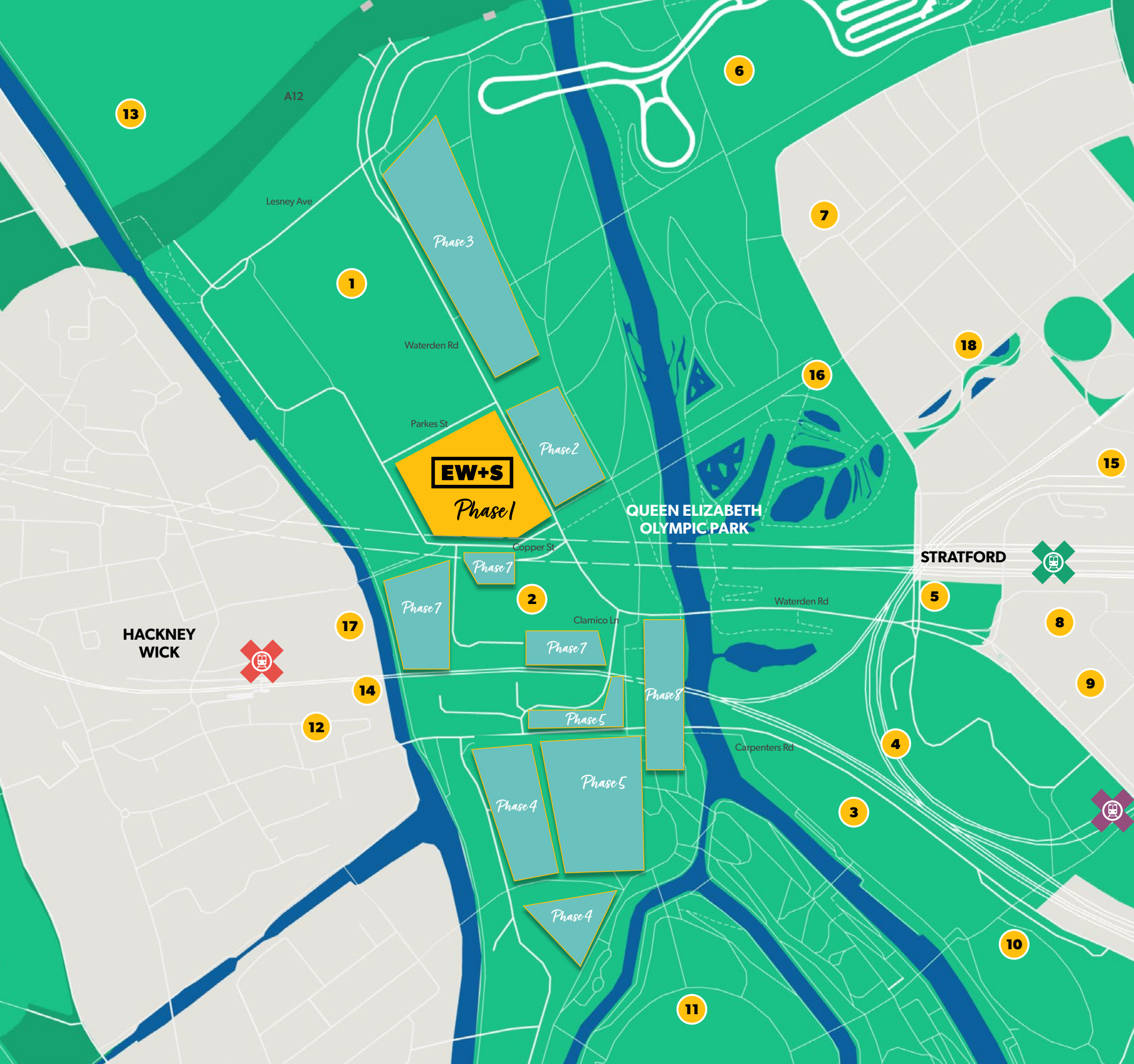
World famous entities such as BBC, UCL, London College of Fashion, the V&A and Sadler's Well will come together to create a new culture and education district for London; East Bank. Currently well under way, this new cultural hub is anticipated to bring an additional 1.5million visitors to the Park, 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
- 2 Copper Box Arena
- 3 East Bank & Stratford Waterfront
- 4 International Quarter London
- 5 Unite Student Accommodation
- 6 Lee Valley Velopark
- 7 Chobham Manor
- 8 Westfield Stratford
- 9 Stratford Offices
- 10 Aquatics Centre
- 11 London Stadium
- 12 Queen's Yard
- 13 Wick Woodland
- 14 Crate Brewery
- 15 The Stratford Hotel
- 16 Timber Lodge Cafe
- 17 Bar 90
- 18 East Village
- Stratford Int Station
- Stratford Station
- 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 by 2021 + 80,000sqft of commercial space

**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

**33,000** homes built by 2036

Hackney Wick & Fish Island

**200+** Artist studios

**100+** Creative businesses

## 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

Stratford + Westfield

**£2.4Bn** Projected weighted spend

**5,000** Parking spaces

**300+** Shops



# CHECK IT OUT



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!

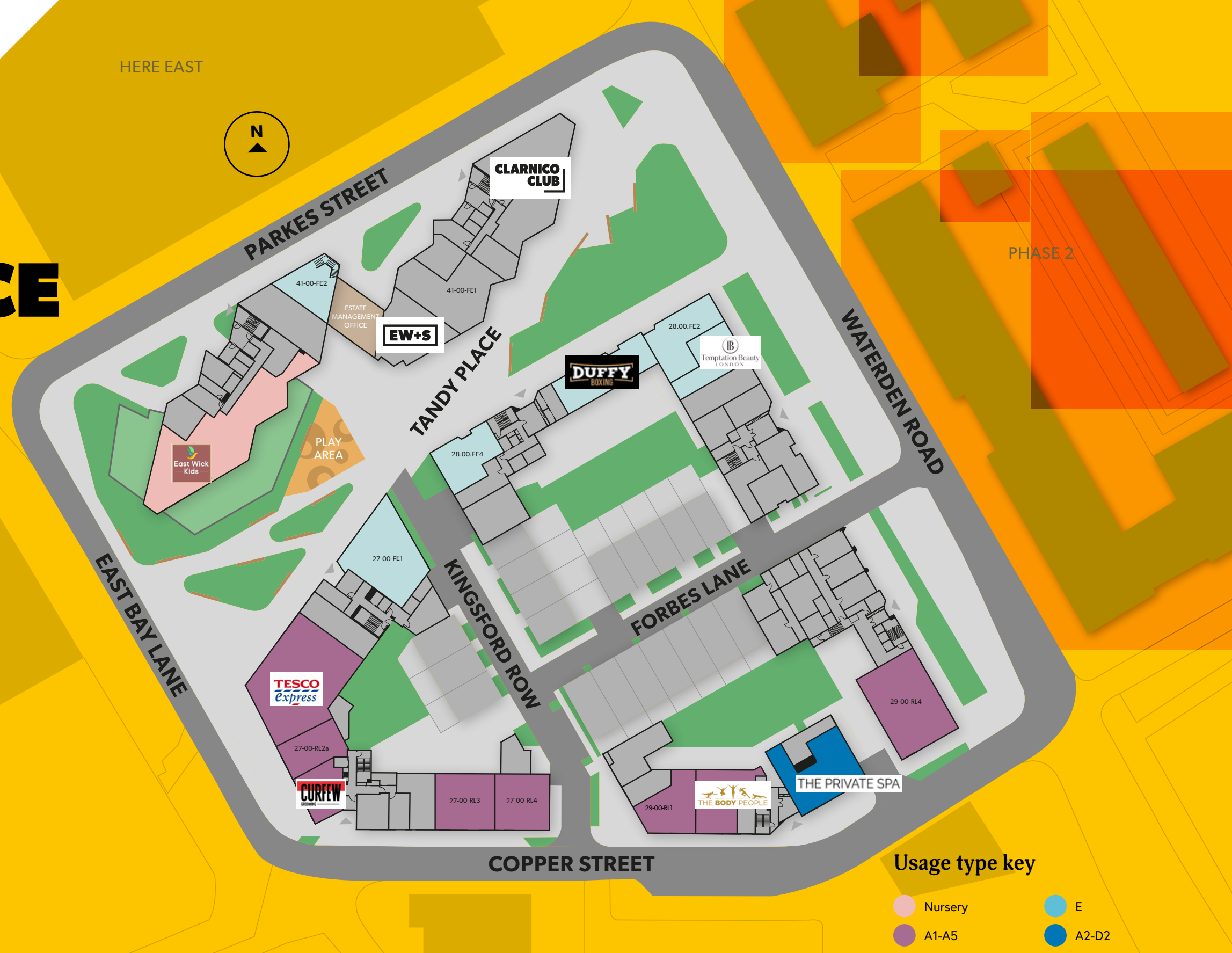




# GET A SPACE

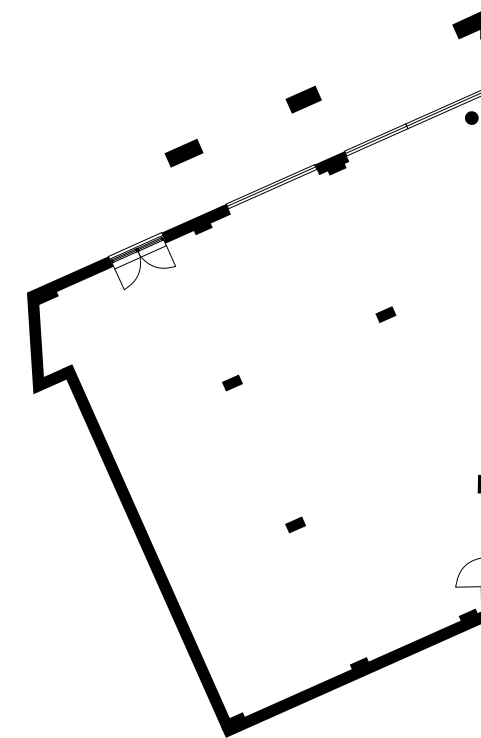
Take a peek to see what's available:

UNIT REF	USAGE	GIA	
		(SQM)	(SQFT)
41.00.NU	Nursery	<b>GONE!</b>	
41.00.FE2	E	179	1,935
29.00.RL4	A1-A5	245	2,646
29.00.RL3	The Private Spa	<b>GONE!</b>	
29.00.RL2	The Body People	<b>GONE!</b>	
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	<b>GONE!</b>	
27.00.RL2a	A1-A5	94	1,013
27.00.FL1	Tesco Express	<b>GONE!</b>	
27.00.FE1	E	214	2,302
28.00.FE1	Temptation Beauty	<b>GONE!</b>	
28.00.FE2	E	133	1,439
28.00.FE3	Duffy Boxing	<b>GONE!</b>	
28.00.FE4	E	110	1,189



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 January 2024.

Gross internal area 213.8sqm 2,302sqft

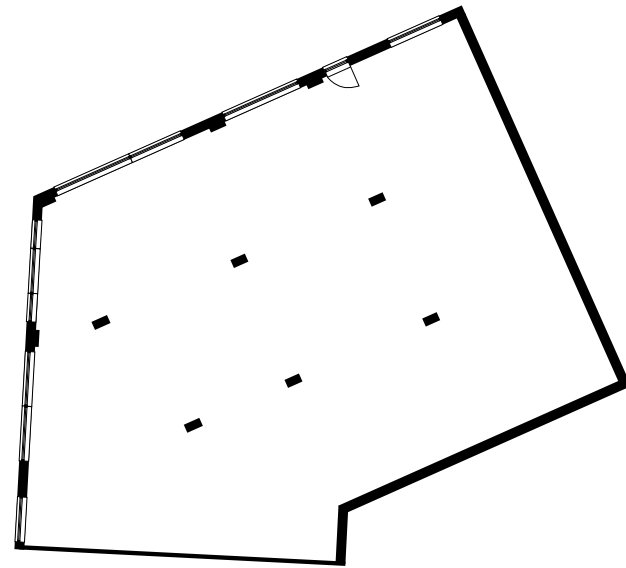


# COMMERCIAL SPACE

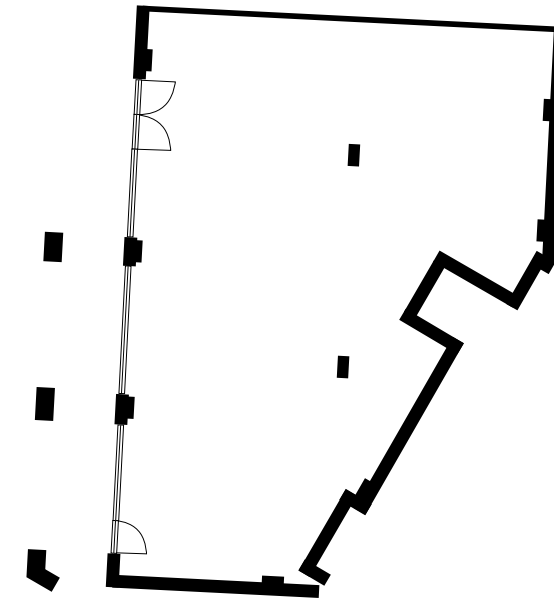




Gross internal area 348.4qm 3,750.18sqft

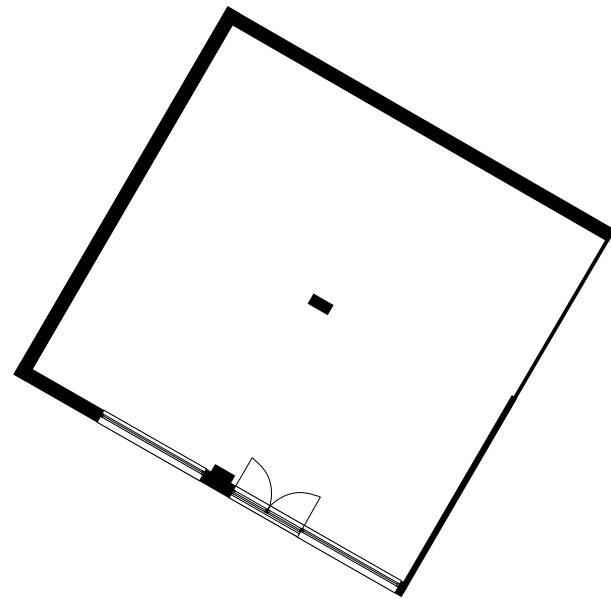


Gross internal area 173.5qm 1,867.55sqft

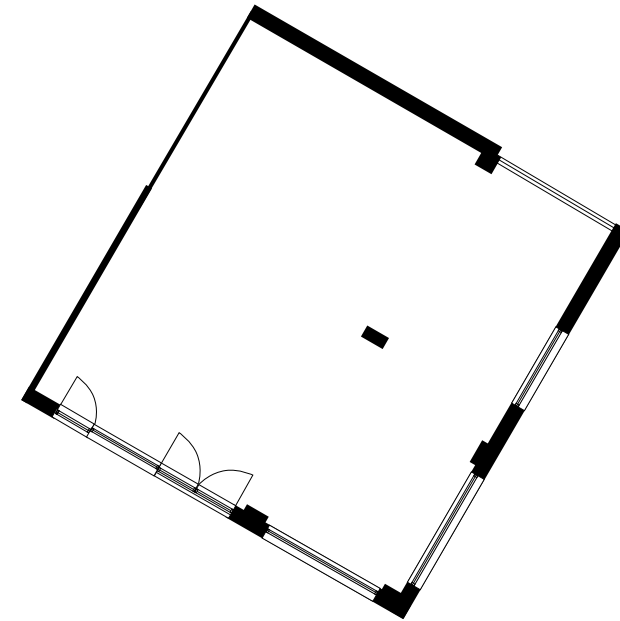




Gross internal area 133.5qm 1,436.99sqft

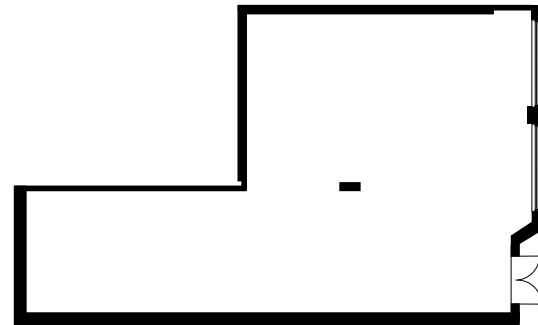


Gross internal area 117.9qm 1,269.08sqft

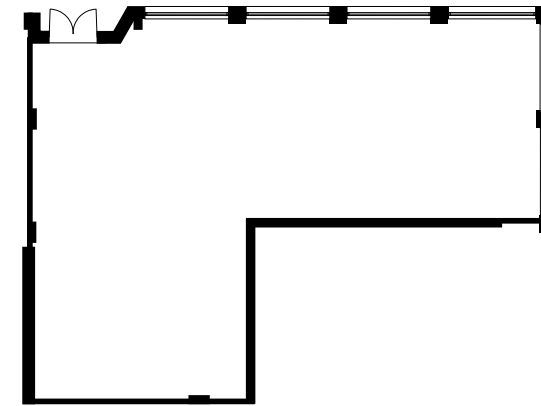




Gross internal area 107.3sqm 1,154.98sqft

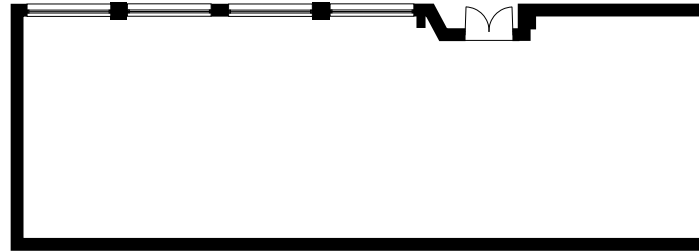


Gross internal area 133.8sqm 1,440.22sqft

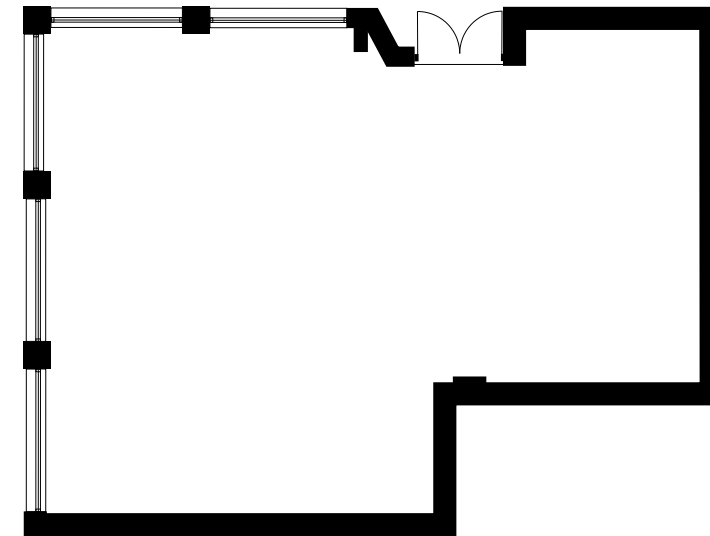




Gross internal area 144.8sqm 1,558.63sqft

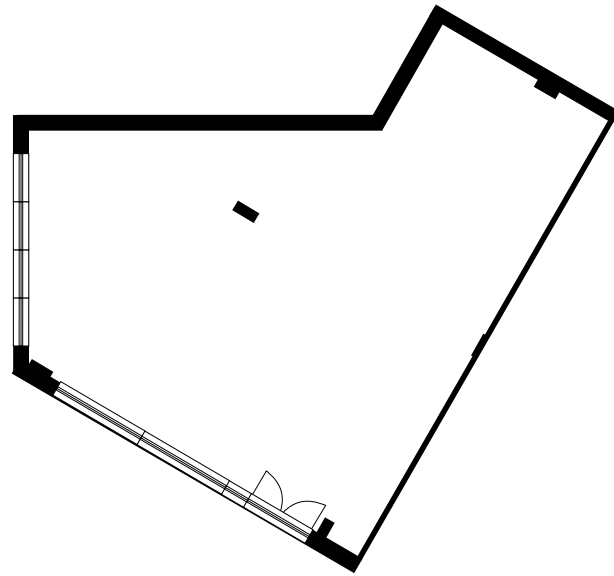


Gross internal area 110.4sqm 1,189sqft

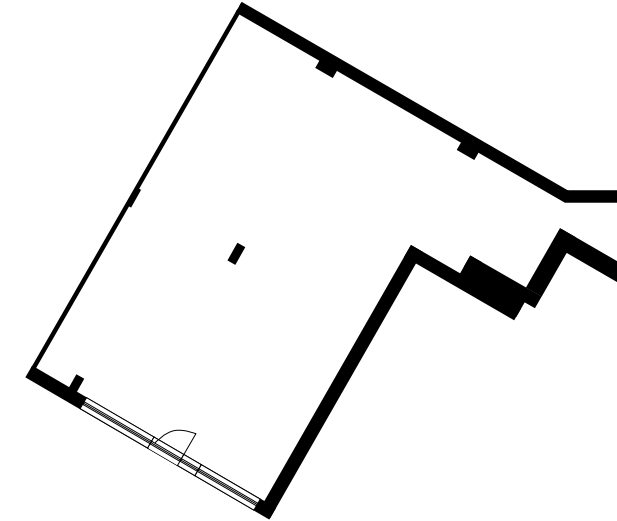




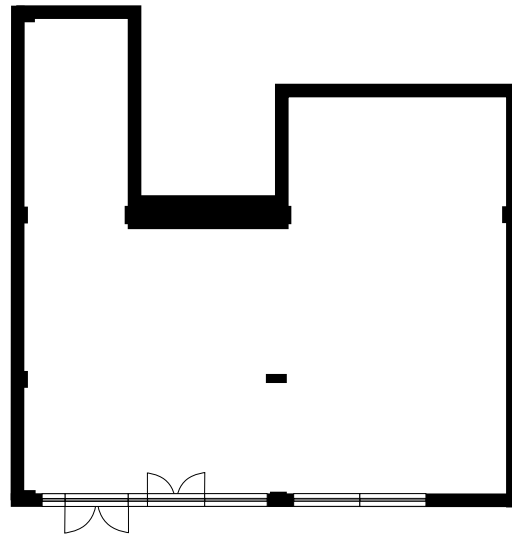
Gross internal area 113.8qm 1,224.94sqft



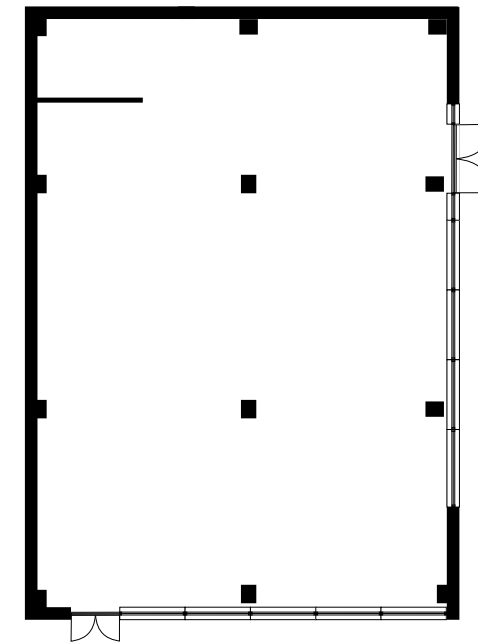
Gross internal area 118.9qm 1,279.84sqft



Gross internal area 174.4qm 1,877.24sqft

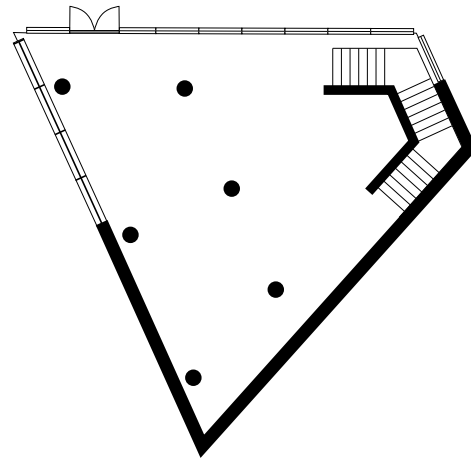


Gross internal area 243.8qm 2,624.26sqft

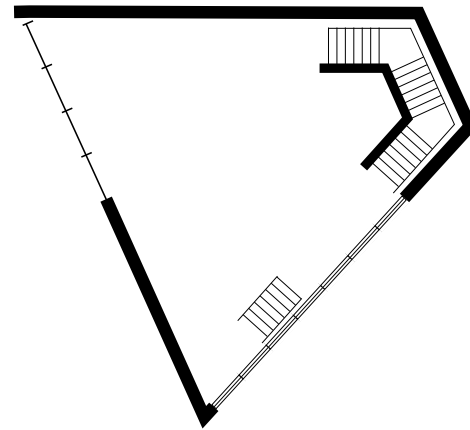




Gross internal area 178.9sqm 1,925.68sqft



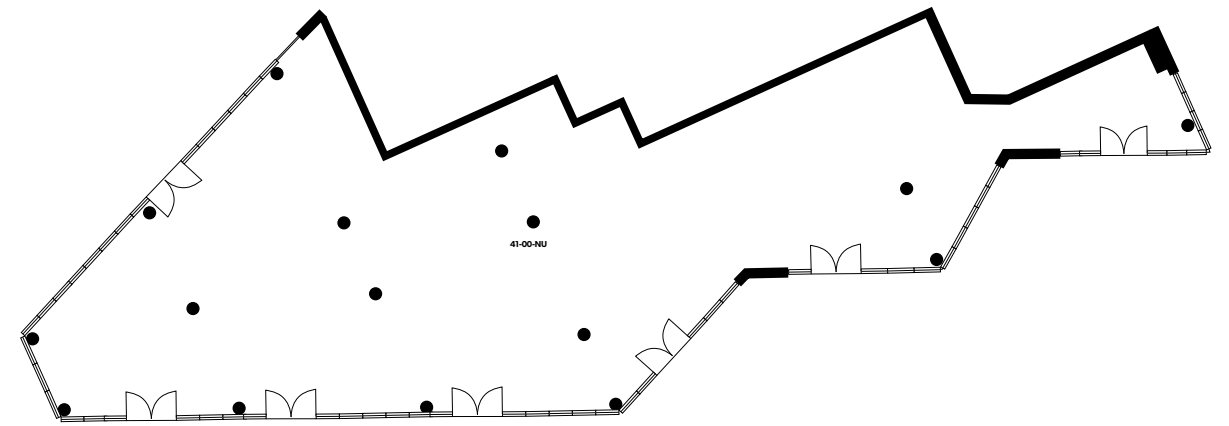
Ground floor



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:

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*Say hello*