

The background is a light blue field filled with numerous overlapping circles of varying sizes, creating a bubble-like effect. In the center of the image is a large, solid dark blue circle. Inside this circle, the text 'Bloom Hackney' is displayed in white. Below the name, there is a line of text describing the space, followed by a small white dot and a line indicating the completion date. Two additional dark blue circles are positioned outside the central circle: one in the upper right and one in the lower left.

Bloom Hackney

14,045 sq ft of innovative customer
focused Grade A industrial space

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Practical Completion: August 2023

331 Wick Road, Hackney Wick

Welcome to a brand new, purpose-built warehouse in the heart of Hackney Wick.

Bloom Hackney offers two best in class industrial units totalling 14,045 sq ft, each spread across two floors with dedicated goods lift access.

If you're looking for modern industrial space with excellent connections in the centre of vibrant, booming East London, Bloom Hackney is the perfect choice.

9,735 sq ft

4,310 sq ft

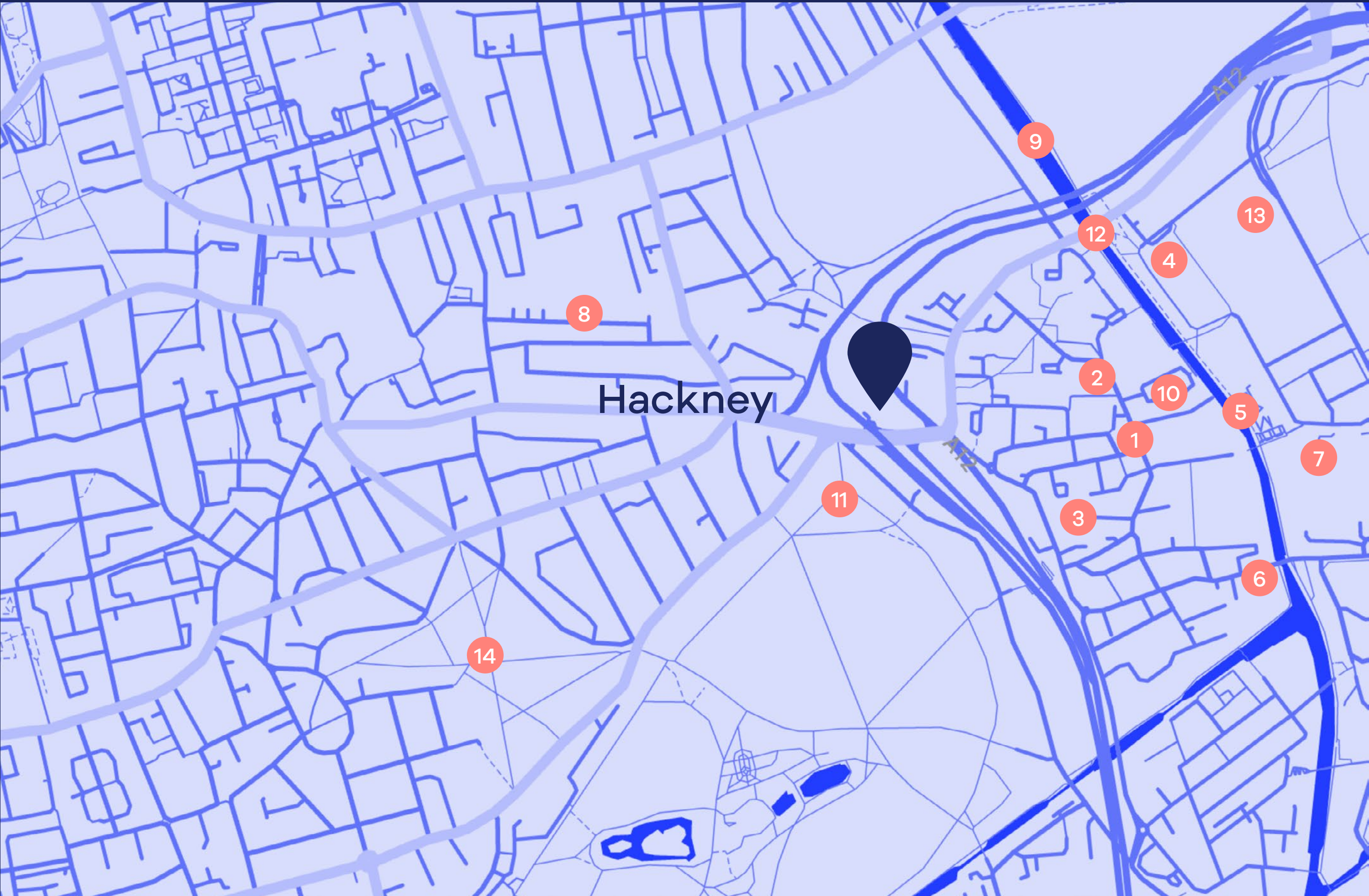
SatNav: E9 5AE |  what3words finishing.custom.fresh

Superb East London location.

Bloom Hackney occupies a prime site in Hackney Wick, in between Hackney and Stratford and neighbouring Hoxton and Bethnal Green. This fantastic location unleashes a wide range of critical business benefits.

Enjoy direct links to the A12, one of London’s key arterial routes, a large and growing local population, and easy access to some of East London’s best amenities for eating, shopping and relaxing after work.

- | | |
|-------------------------|------------------------------|
| 1 Hackney Wick Station | 2 Cornerstone Restaurant |
| 3 Burnt Umber Brasserie | 4 The Breakfast Club |
| 5 Number 90 | 6 KYR Kitchen |
| 7 Copper Box Arena | 8 Nest Restaurant |
| 9 River Lee | 10 Sainsbury’s (Wallis Road) |
| 11 Victoria Park | 12 Gainsborough Bridge |
| 13 UCL at Here East | 14 Well Street Common |



Fast, local connections.

Hackney Wick Overground station is a 10 mins walk away, with Homerton just a little further. The closest bus stop is 2 mins away.

You've got direct access to the A12, plus you're only 5 mins from the A11 and A10.



A  **Homerton**
12 mins

B  **Hackney Wick (Stop J)**
2 mins

C  **Hackney Wick**
9 mins

 **Hackney Wick**
9 mins

2 mins
Homerton

4 mins
Hackney Central

4 mins
Stratford

11 mins
Highbury & Islington

16 mins
Walthamstow

18 mins
Liverpool Street

25 mins
Hampstead Heath

19 mins
Shoreditch High Street



BLOOM ULTRA URBAN WAREHOUSES

Demographics.

3 mile radius

2.3m

Population projection by 2024

941k

Household numbers by 2024

1.7m

Potential employees
projected by 2024

£36k

Average household income
projected by 2024

BLOOM HACKNEY

BLOOM ULTRA URBAN WAREHOUSES

BLOOM HACKNEY



WICK ROAD, HACKNEY WICK, E9 5AE

Site plan & floorplan.

As with all Bloom ultra-urban warehouses, Bloom Hackney has been designed around the needs of modern working life.

A highly efficient air source heat pump will both heat and cool the office spaces, while electricity is supplied by the PV panels on the roof of each building (installed at max density). Lighting is provided by roof lights and LED both inside and out.

Outside, there will be 6 EV charging points for electric bikes, cars and lorries.

Unit 1	sq ft	Unit 2	sq ft
Ground floor	4,340	Ground floor	2,015
First floor	5,395	First floor	2,295
Total	9,735	Total	4,310

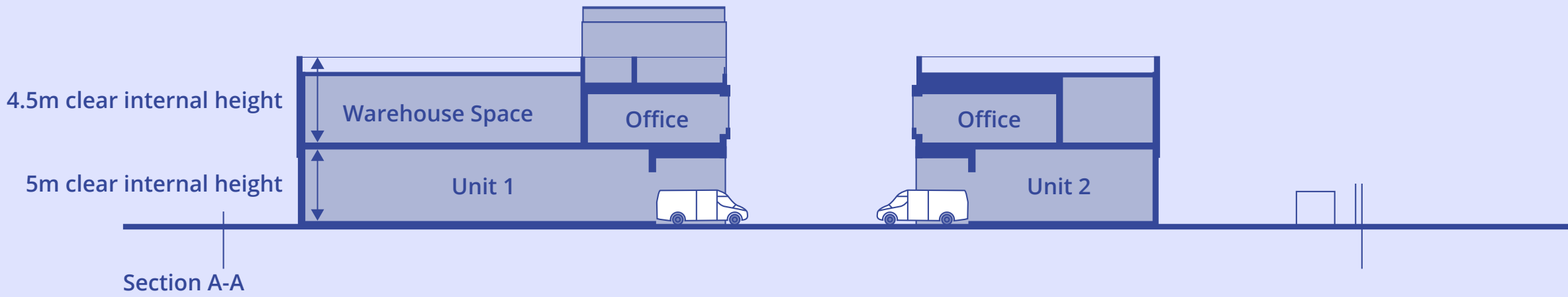
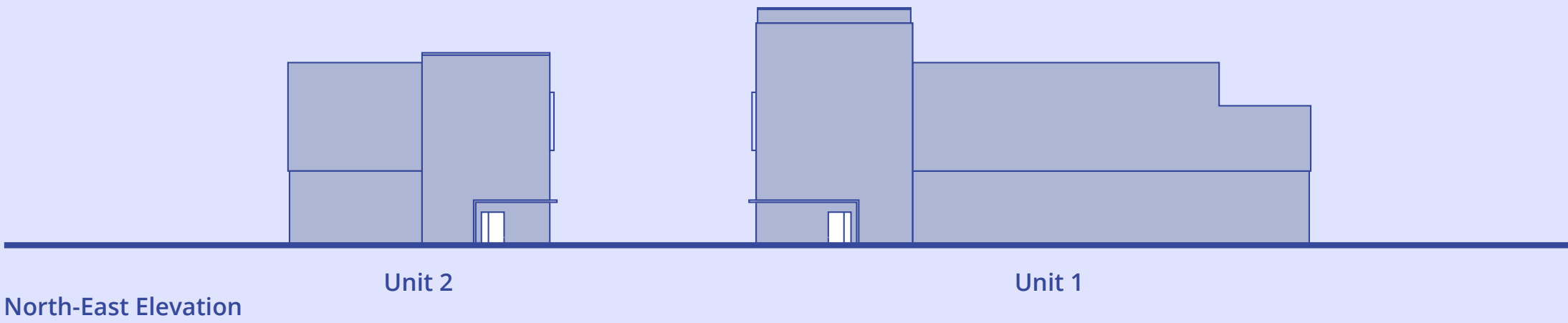
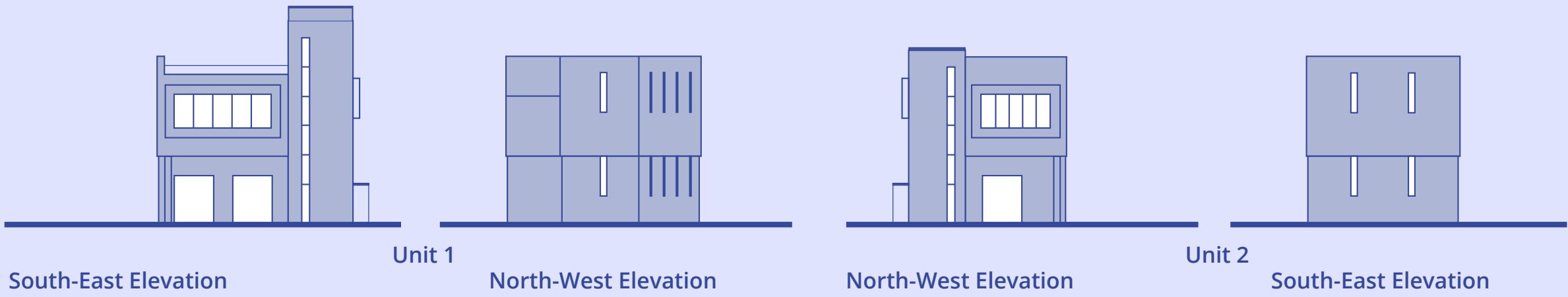
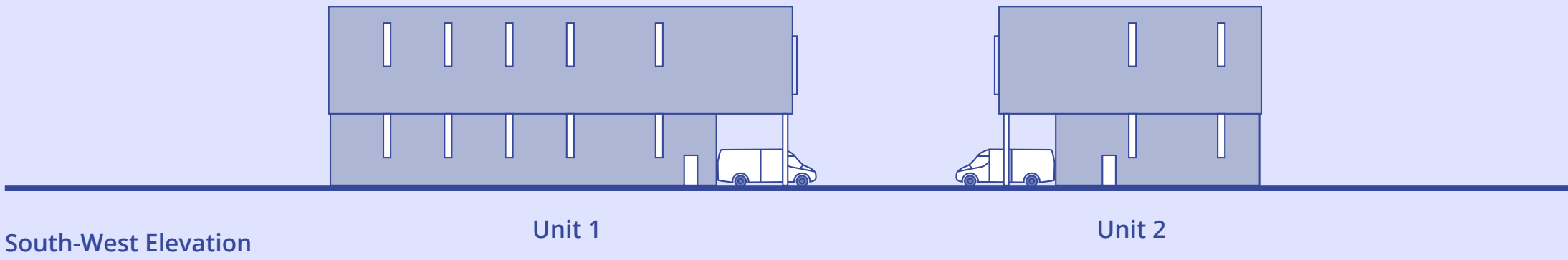


Elevations.

Unlike many industrial spaces, the ground and first floor of Bloom Hackney are equally useful for core warehouse operations, with goods lift access throughout.

Use.

The development is for 2 industrial units – use class B2, B8, E(g)(iii), with associated ancillary offices, parking and landscaping. The design has been prepared to allow for unrestricted use.



Specification.



24-hour operation



Goods lift



Secure yard



Designed for delivery



Level access loading



750 kVA supply



Electric vehicle
charging points



4.5–5m clear internal
eaves height across
both ground & first
floor amenity space

ESG credentials.

- EPC: A+ targeted
- Breeam: Excellent
- Solar panels and EV charging points support greener operations
- Net zero carbon operation
- On-site wellness and amenity space to support employee health and engagement

Victoria Park

Nestled in green space.

East London has undergone widespread redevelopment in recent years, transforming the area into a sought-after destination offering cafés, restaurants, shops, arts and culture and sports facilities.

Bloom Hackney is perfectly positioned to make the most of all of this – plus a host of much-loved local green spaces.

WICK ROAD, HACKNEY WICK, E9 5AE

Stratford Olympic Park



London Fields





BLOOM ULTRA URBAN WAREHOUSES



WICK ROAD, HACKNEY WICK, E9 5AE

Perfect fit.

Bloom Hackney has been designed to be the perfect fit for a wide range of sectors. The flexibility of the space and fantastic amenities make it ideal for last-mile logistics, builders' merchants, food & beverage, retail, film, manufacturing, E-commerce and dark kitchens amongst other uses.

A rare find in E9.

Combining best-in-class industrial space with people-focused amenities, outstanding connections and a thriving local area, Bloom Hackney offers an exciting opportunity to take your business to the next level.

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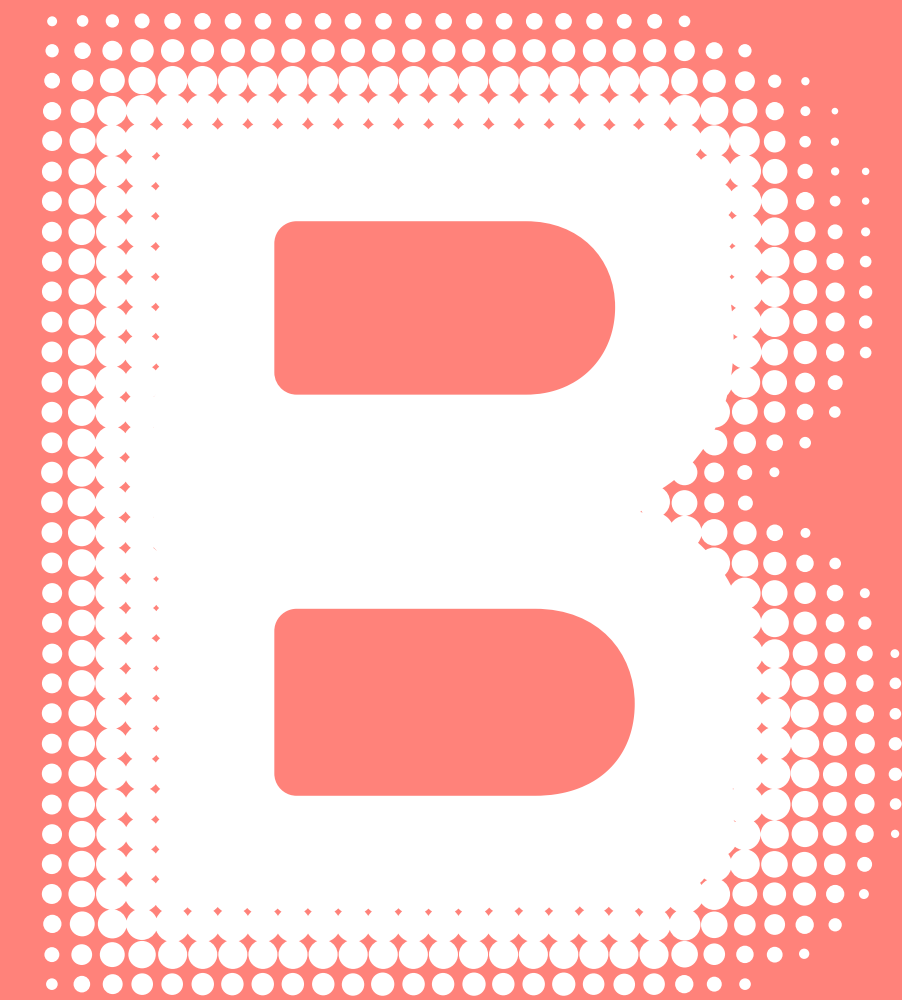


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