



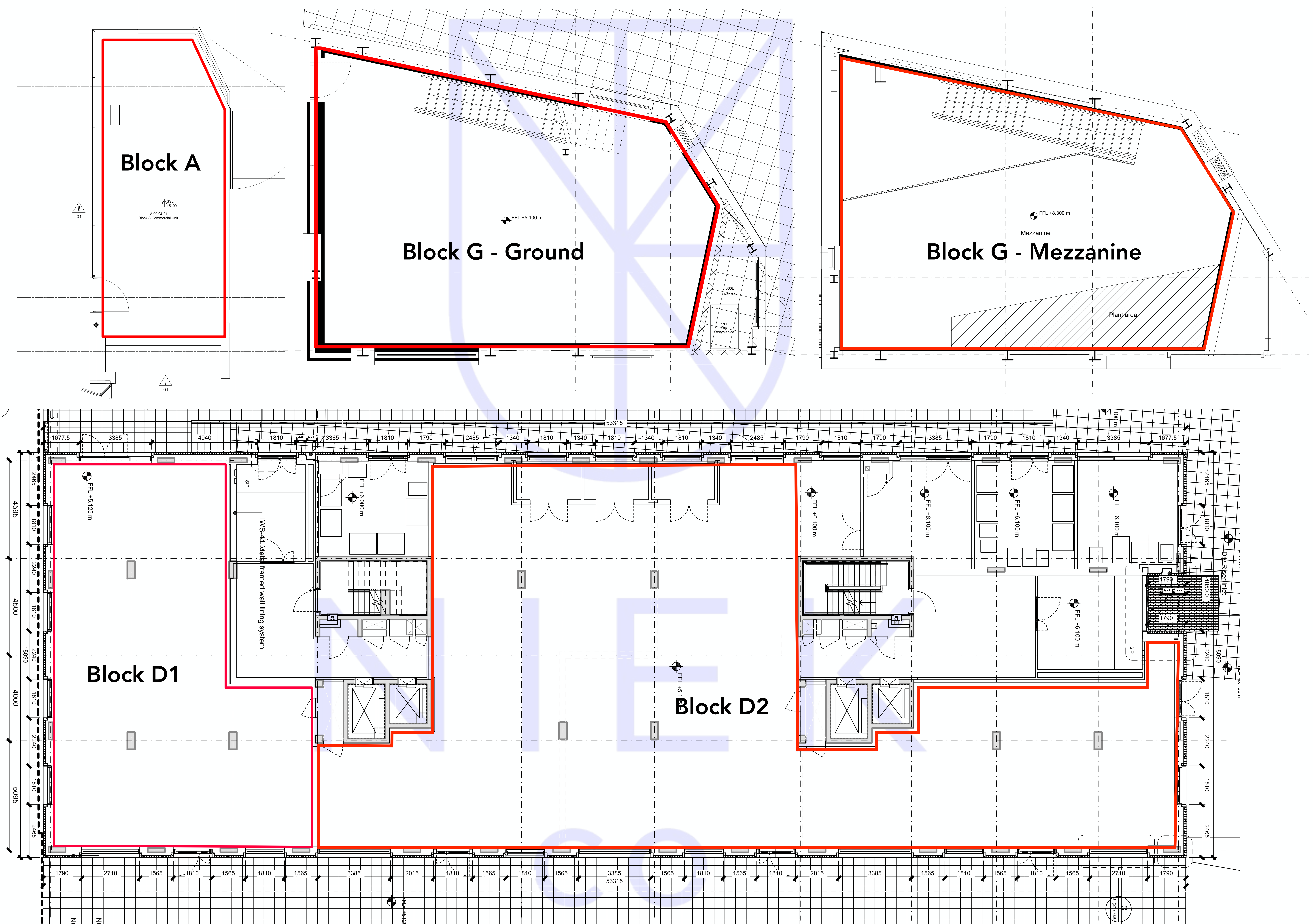
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**BLOCKS A, D & G,
BREAM STREET,
FISH ISLAND,
E3**

**FOR SALE OR
LEASE**



Bream Street - Canalside Class E Commercial Units For Sale or Lease



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Location: The property sits at the junctions of Bream Street, Dace Road and Stour Road on Fish Island in Hackney Wick, with the River Lea immediately to the east. The area has undergone massive redevelopment over the past 10 years with thousands of new homes built and a significant amount of new commercial space as well including new shops, restaurants and workspace. The Queen Elizabeth Olympic Park is moments to the west across the river, with London Stadium less than a 5 minute walk.

The location is well served by public transport with Hackney Wick Station (Mildmay line) ten minutes walk to the north and numerous bus stops in the vicinity.

Description: The units are arranged over ground floor only apart from Block G which benefits from a mezzanine. Blocks A and G front onto Bream Street and Block D fronts onto the River Lea. They are all being handed over in shell and core condition, with capped off services, including 3 phase power, and shopfronts installed.

The units all benefit from a mix of historic Class A1-3, B1-8 and D1-2 uses and would suit a range of workspace, fitness, F&B or healthcare occupiers, however alternative uses will be considered subject to planning.

Accommodation:

- Block A: 588 sq ft (54.6 sq m)*
- Block D1: 1,780 sq ft (165 sq m)*
- Block D2: 4648 sq ft (431 sq m)*
- Block G: 1,265 sq ft (118 sq m)*
- Total: 8,281 sq ft (769.3 sq m)***

* Please note all sizes are subject to measurement.

Opportunity: New leases are being offered direct from the landlord for a term to be agreed.

Rent/Price: On application

Service Charge: TBC

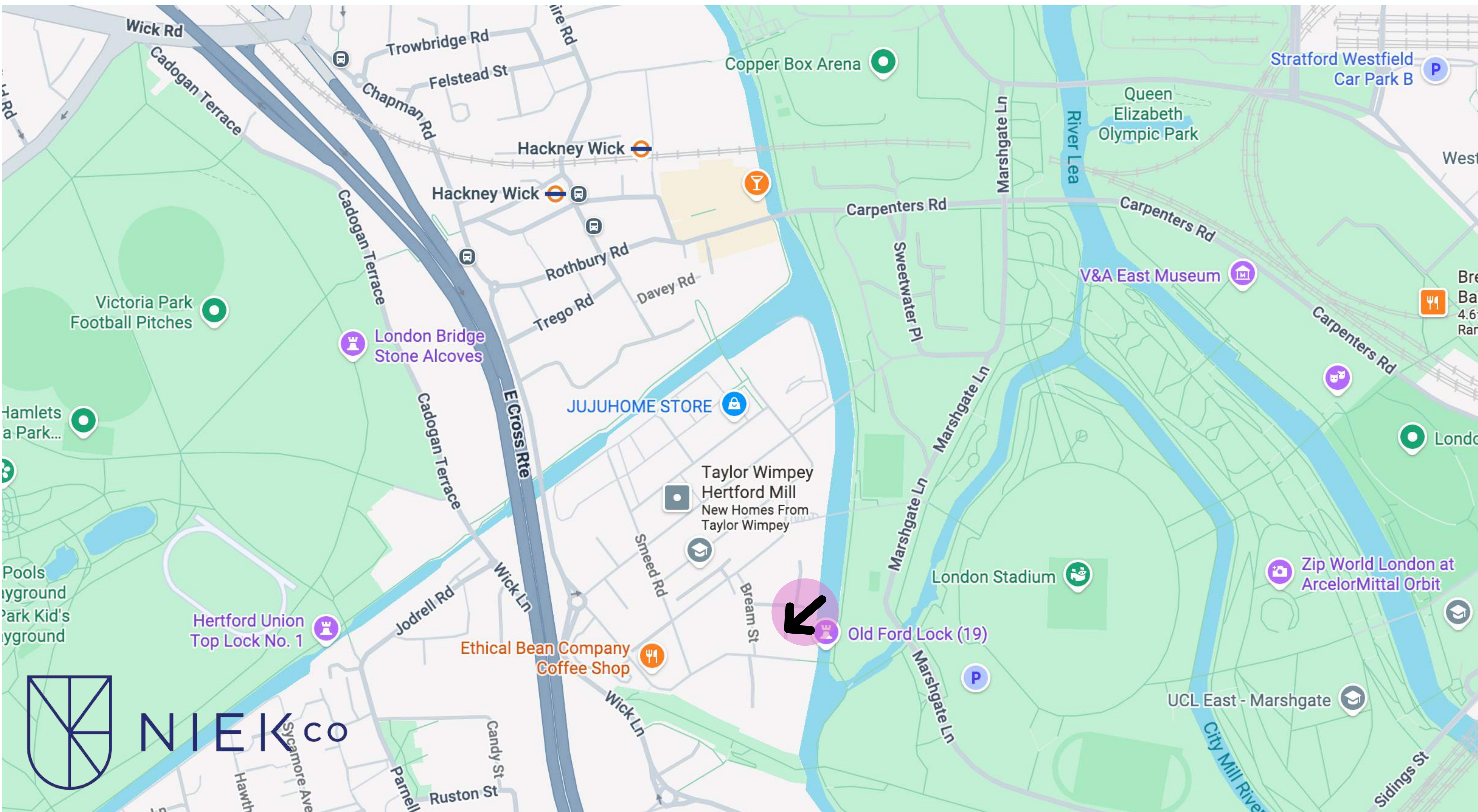
Business Rates: The unit has not been assessed yet. Interested parties are advised to make their own enquires with London Borough of Tower Hamlets.

EPC: Available upon request

VAT: VAT will be applicable on all rents, service charge rents and insurance rents.

Viewing: By appointment with sole agents Niek Co.

Contact: Max Taylor-Smith
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"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."

