



# Bloom Hackney

**14,940 sq ft of innovative customer  
focused Grade A industrial space**

Available now

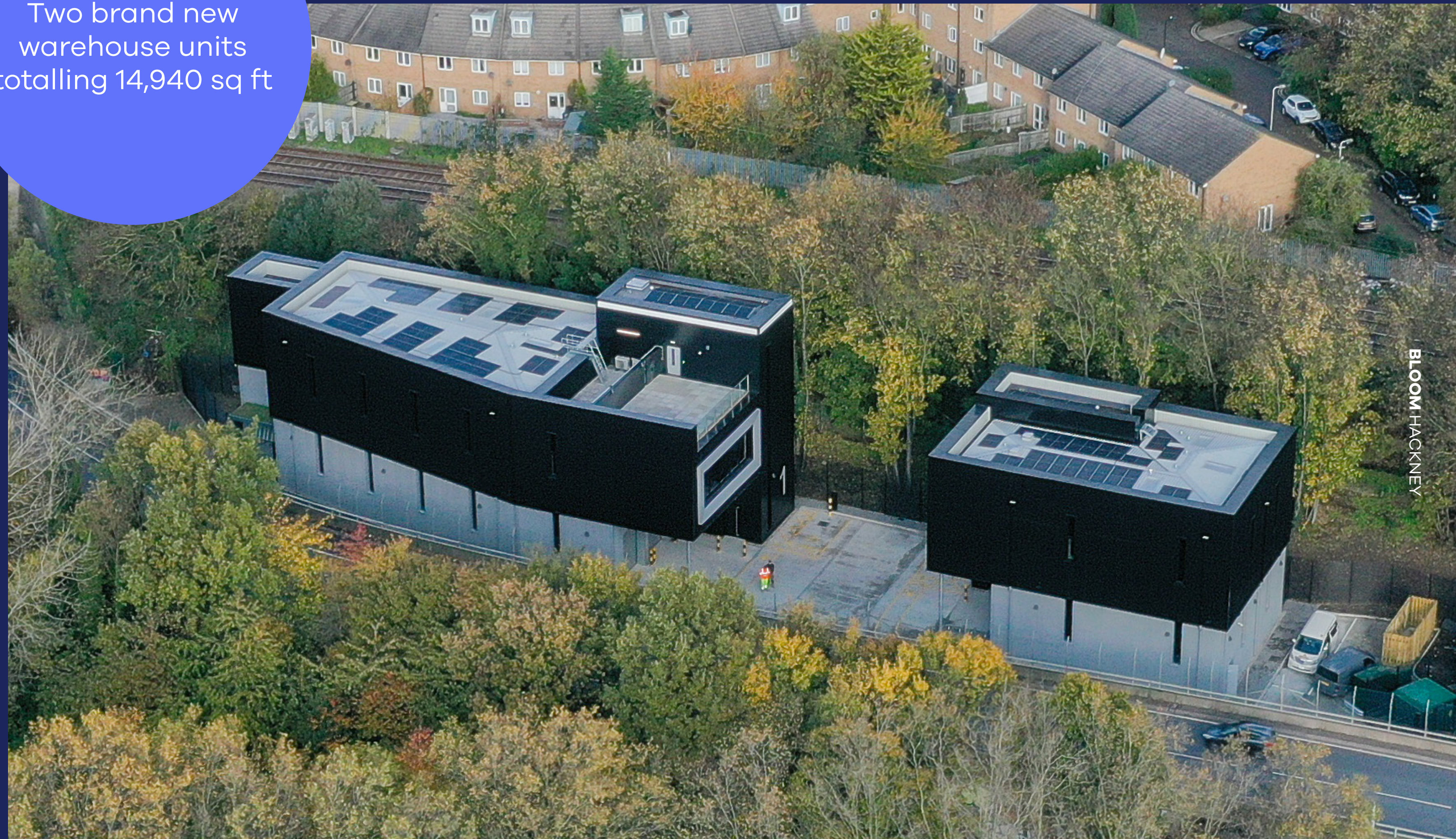
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📍 331 Wick Road, Hackney Wick

# Creating innovative logistics spaces

Introducing Bloom Hackney, a purpose-built ultra-urban logistics site located in the heart of Hackney Wick. Positioned between Hackney Central and Stratford, the site benefits from direct links to the A12, one of London's key arterial routes.

Delivering two warehouses with ancillary offices, all designed with premium wellbeing facility and ESG credentials in mind. Inclusive of a private roof terrace, PV panelling, 5m clear internal height, 24-hour secure yard, EV charging and net-zero carbon in operation.

Two brand new warehouse units totalling 14,940 sq ft



# Innovative design with a sustainable focus

Bloom Hackney provides a wide range of unit sizes and capabilities to suit individual business needs.

Available now.

Unit	Ground floor (sq ft)	First floor (sq ft)	Roof terrace (sq ft)	Total (sq ft)
Unit 1	4,910	4,835	560	<b>10,305</b>
Unit 2	2,340	2,295	/	<b>4,635</b>

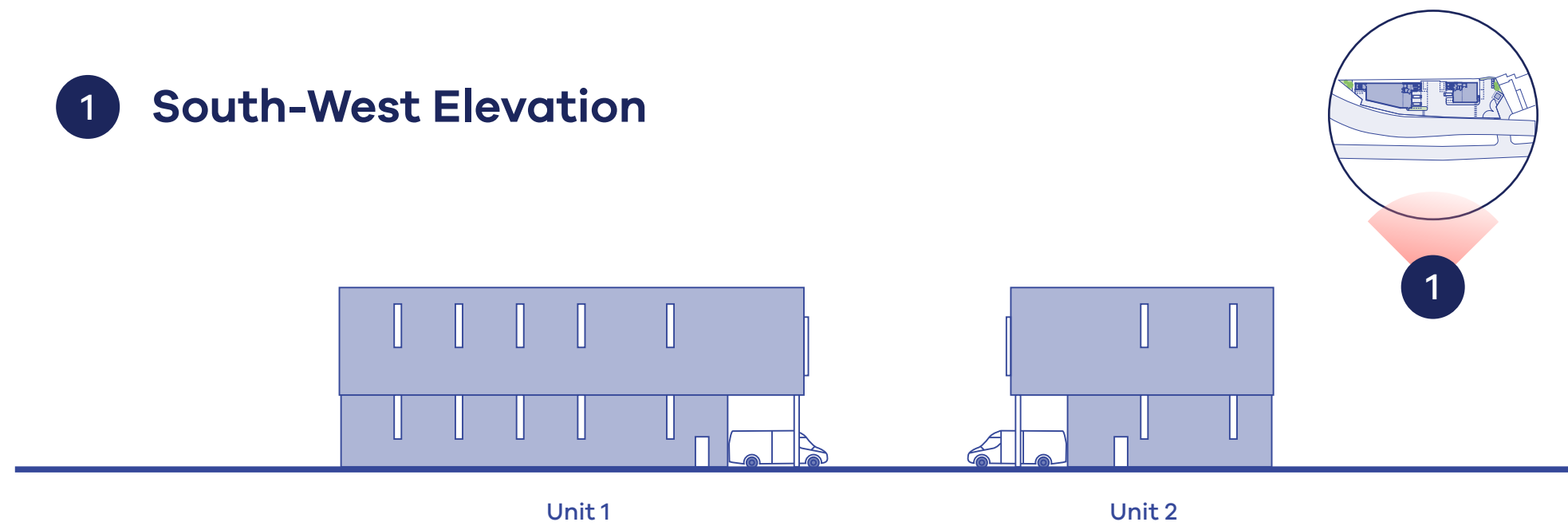


**331 Wick Road, Hackney Wick, E9 5AE**

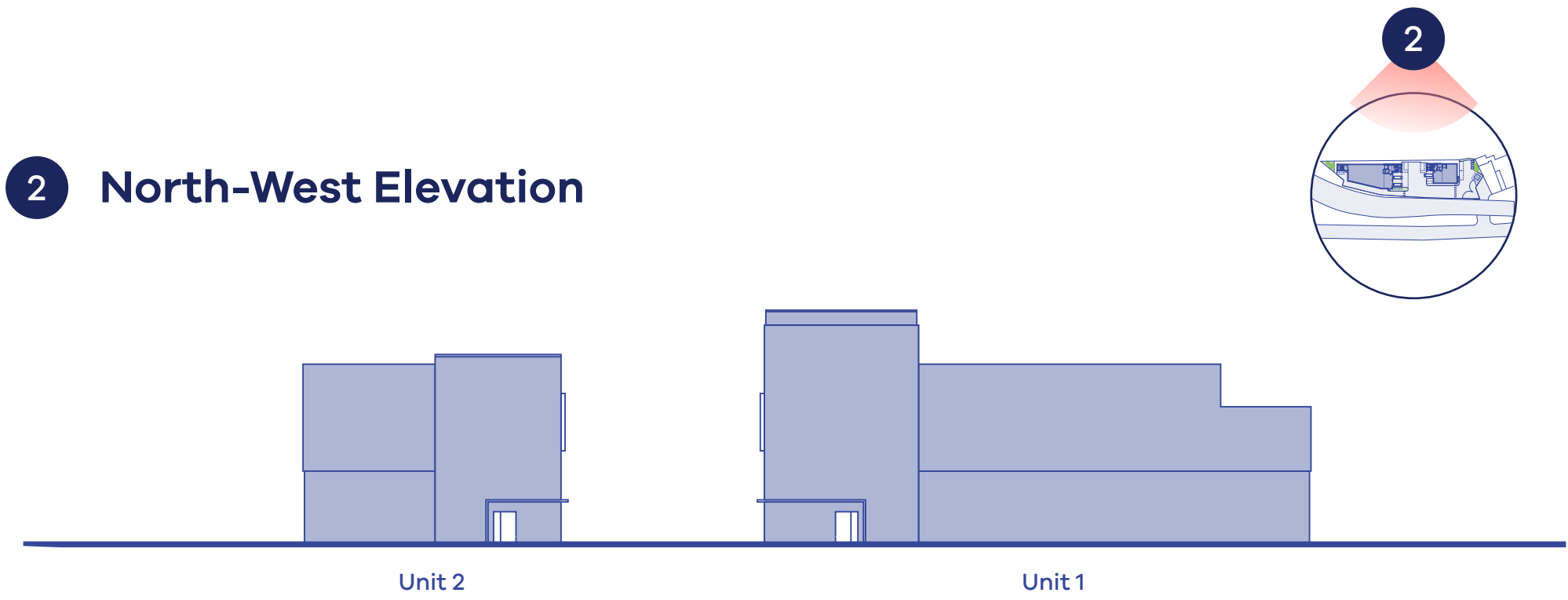
- Suitable for the following use classes: B2, B8 & E
- Two and three storey fully operational warehouses featuring private roof terrace
- 2,000kg goods lifts access
- Contemporary ancillary offices



**1 South-West Elevation**



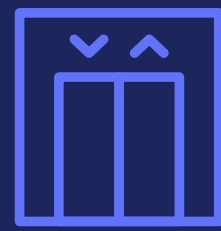
**2 North-West Elevation**



# Space designed to help your business grow



24-hour operational capabilities



2,000kg goods lift



Secure yard



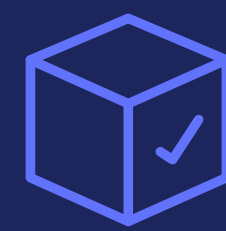
Loading facility: level access loading doors on all units



Power capacity: 750kVA



Floor loading: Ground Floor: 37.5KN, First Floor: 12.5KN



1st Floor operational warehouse space



5.5m clear internal eaves height



1st Floor Office space to both units



EV charging and PV roof panelling



Roof terrace



BREEAM: Excellent



EPC: A+ targeted



Net zero carbon Operation



BLOOM ULTRA-URBAN WAREHOUSES



Welcome to  
**BloomHackney**



BLOOM HACKNEY

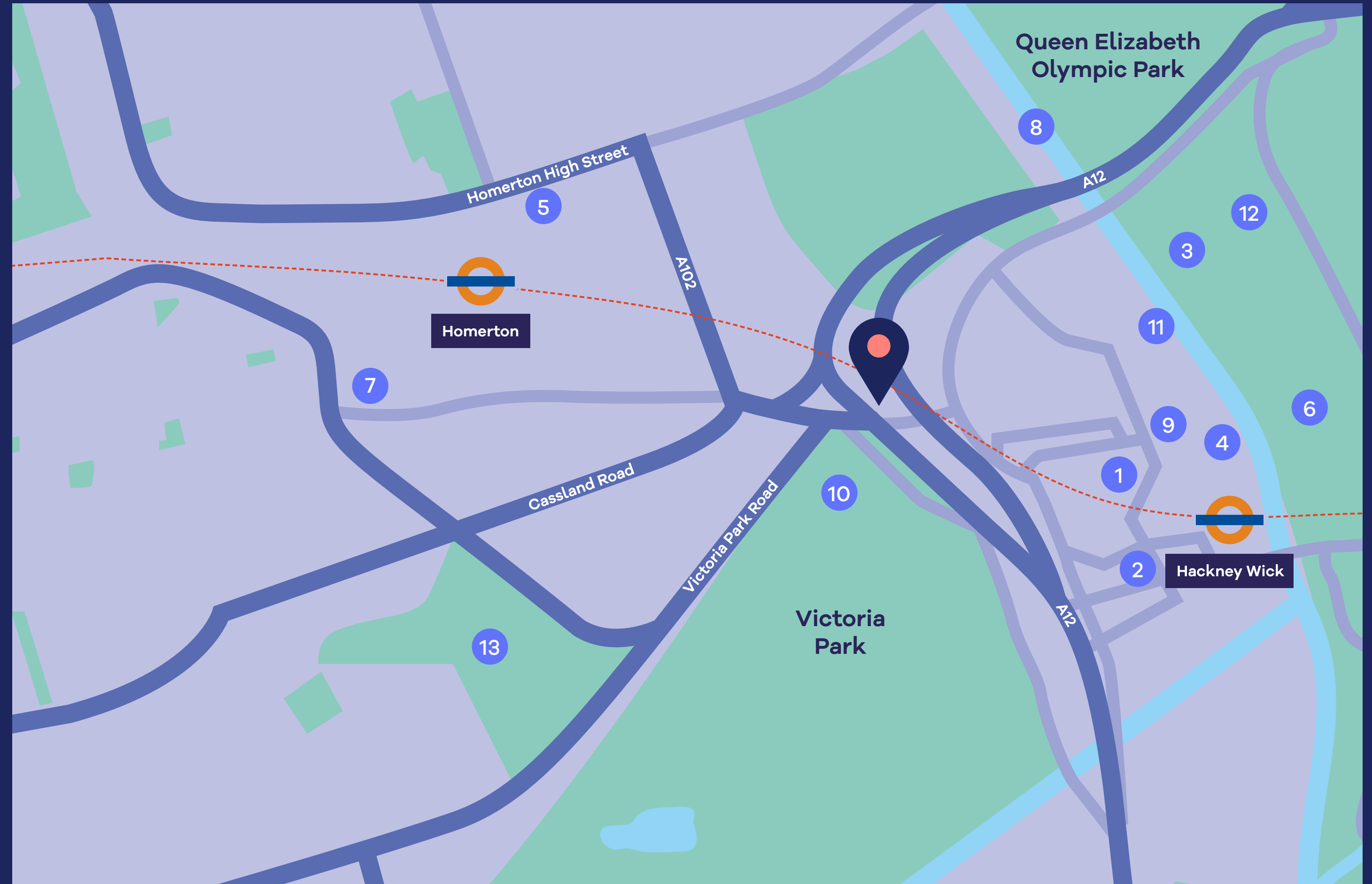


# Superb East London location

Bloom Hackney occupies a prime site in Hackney Wick, in between Hackney and Stratford and neighbouring Hoxton and Bethnal Green.

This development benefits from direct access to key arterial routes, via the A12, which enables and supports better business operations.

- 1 Cornerstone Restaurant
- 2 Burnt Umber Brasserie
- 3 The Breakfast Club
- 4 Number 90
- 5 The Adam & Eve
- 6 Copper Box Arena
- 7 Well Street Market
- 8 River Lee
- 9 Sainsbury's (Wallis Road)
- 10 Victoria Park
- 11 Gainsborough Bridge
- 12 UCL at Here East
- 13 Well Street Common






# Fast, local connections

Hackney Wick is a mere 9 minutes' walk away from the site, which benefits from Overground connections to North, South and West London.

Further rail services can be found from Stratford International, with South-eastern highspeed connections for people out of London commuting in.



- 1  **Hackney Wick (Stop J)**  
🚶 2 mins
- 2  **Hackney Wick**  
🚶 9 mins
- 3  **Homerton**  
🚶 12 mins





# Demographics

3 mile radius

**2.3m**

Population projection by 2025

**941k**

Households by 2025

**1.7m**

Potential employees  
projected by 2025

**£36k**

Average household income  
projected by 2025



# 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.



BLOOM ULTRA-URBAN WAREHOUSES



BLOOM HACKNEY

## The 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.

# Bloom

## ULTRA-URBAN WAREHOUSES

 331 Wick Road,  
Hackney Wick

 finishing.custom.fresh



### For more information:

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