



PER ANNUM

**£25,920 Per Annum**

**Fish Island**

London, E3 2XT



Contact us for full price list, sizes range from 200 – 1100 sqf (£9000 - £44,800 per annum)

#### LOCATION

Fish Island is an industrial and creative hub located in Bow. Situated along the River Lea, it is known for its vibrant mix of warehouses, studios, and up-and-coming businesses, along with its proximity to the Queen Elizabeth Olympic Park. The area has undergone significant regeneration, attracting artists, tech companies, and residential developments, making it a trendy and dynamic spot with a rich industrial history.

#### DESCRIPTION

The Trampery Fish Island Village is a 6-acre campus of studios, facilities and social spaces spread over 10 buildings alongside the canal in the heart of Hackney Wick. Its purpose is to bring together London's most talented fashion designers and entrepreneurs and to provide everything they need to help them grow.

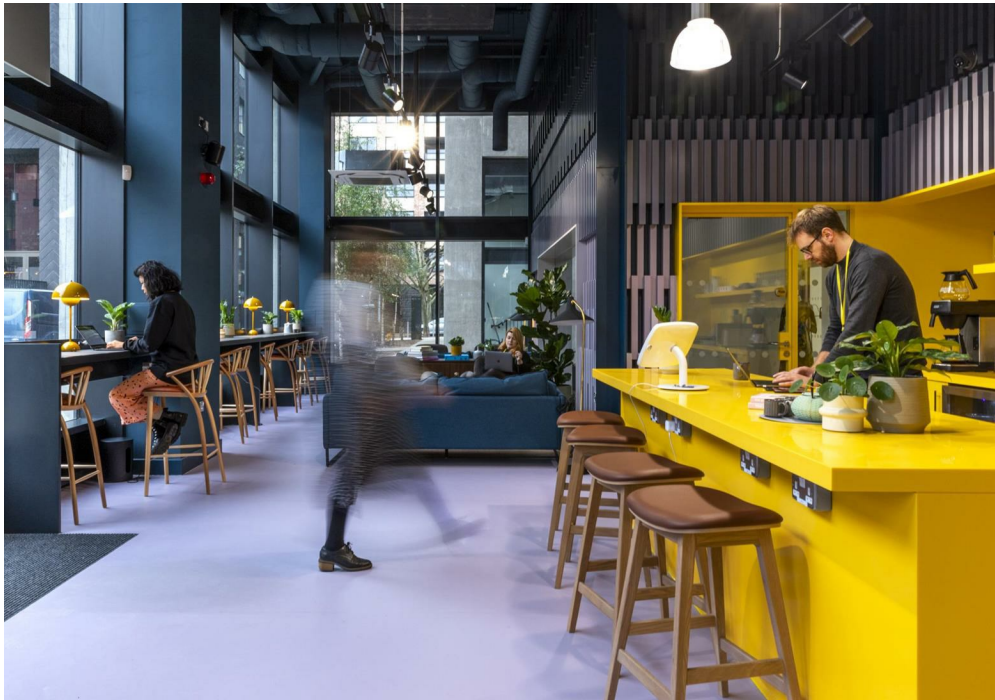
- High ceilings (12-18 feet) with plenty of natural light
- Beautiful interiors designed by Bureau de Change
- Superb energy efficiency
- Facilities for onsite sample sales & promotional events
- Desk membership and co-working facilities
- Members' lounge & meeting rooms
- Fully equipped sampling & fabrication suite
- Independent cafe with discounts for members
- Free onsite business support & consultancy

#### ACCOMMODATION

Gross Internal Area: 778sqf

#### AMENITIES

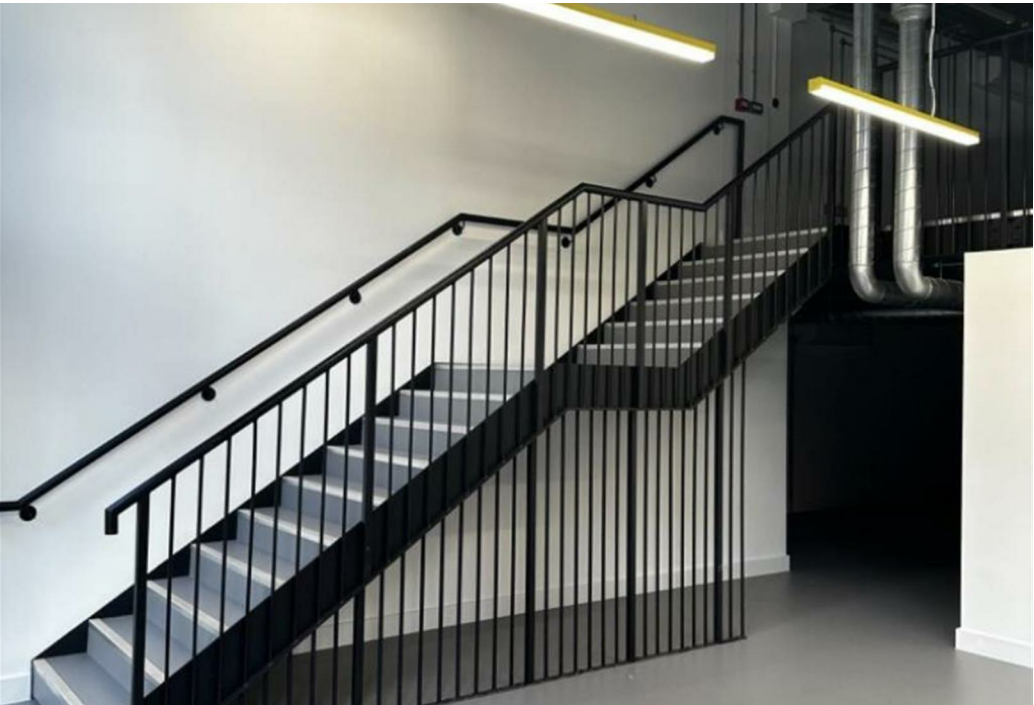
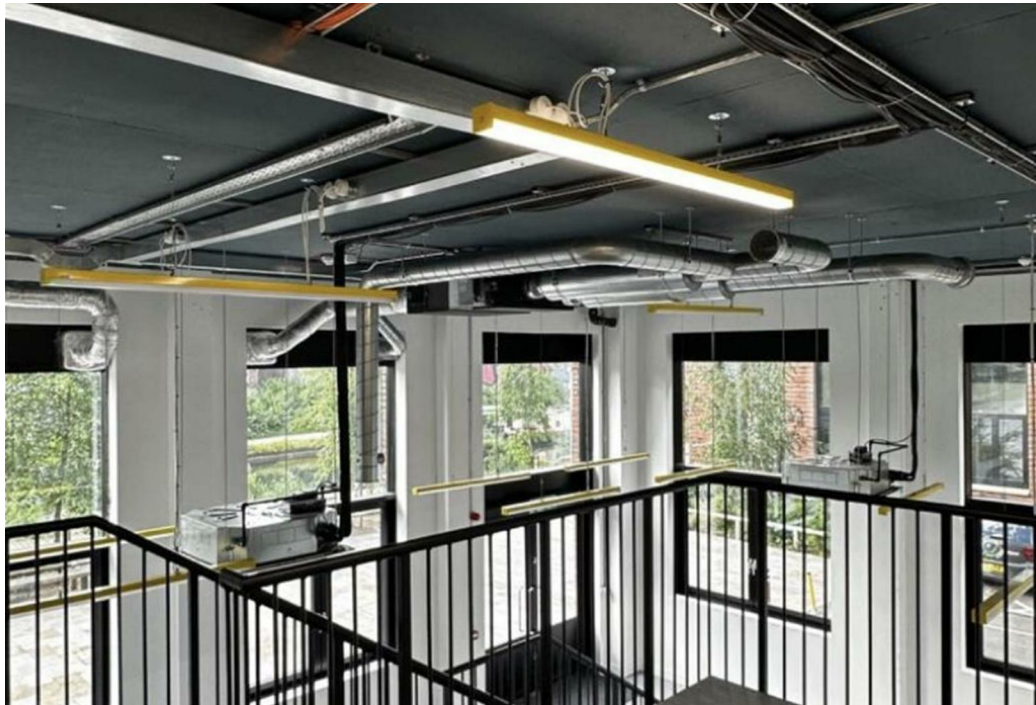
- Communal kitchen
- Event space
- Meeting rooms
- Printing
- Cafe
- High speed internet
- Members Lounge







- Communal kitchen
- Event space
- Meeting rooms
- Printing
- Cafe
- High speed internet
- Members Lounge
- Events Programme
- Showers
- Accessible toilets
- Gender-inclusive toilets
- Wellness Room
- Quiet space



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### OFFICE ADDRESS

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#### OFFICE DETAILS

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