

HERE E>ST  
STRATFORD

PART 2ND FLOOR –  
APPROX 5,000 – 15,502 SQ FT  
FULLY FITTED  
OFFICES TO LET



Press Centre  
14 East Bay Lane  
LONDON E15



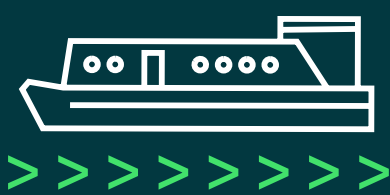
# YOUR FUTURE ST>RTS HERE

Here East is situated at the heart of the World renowned Queen Elizabeth Olympic Park. Getting to Here East is quick and simple, there is a free shuttle bus from both Stratford City & Stratford International Stations to allow for a quick and easy route to Here East. Stratford offers the Elizabeth, Jubilee, Central line, the DLR and the Overground. Hackney Wick is also a 5 minute walk away which allows access to the London Overground line.

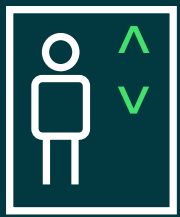
The part 2nd floor is available either as the entire 15,502 sq ft, or alternatively the floor can be subdivided to provide from 5,000 sq ft. The space offers high quality fully fitted office space with canal views.



HERE E>ST



Canalside position



Passenger lifts



Fully fitted plug & play



Generous floor to ceiling height and excellent natural light



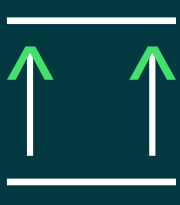
Air conditioning



Car parking (by separate arrangement)



DDA compliant



Raised access floor



Onsite café



Cycle storage and showers



Manned reception



Shuttle bus service



# READY TO GO WORK SP>CE



HERE E>ST

The part 2nd floor offers high quality, fully fitted office space – perfect for businesses that want to get straight to work.

With a mix of open plan desks, breakout areas, meeting rooms and kitchen facilities the space is an inspirational work environment designed to promote collaborative working, creativity and productivity.



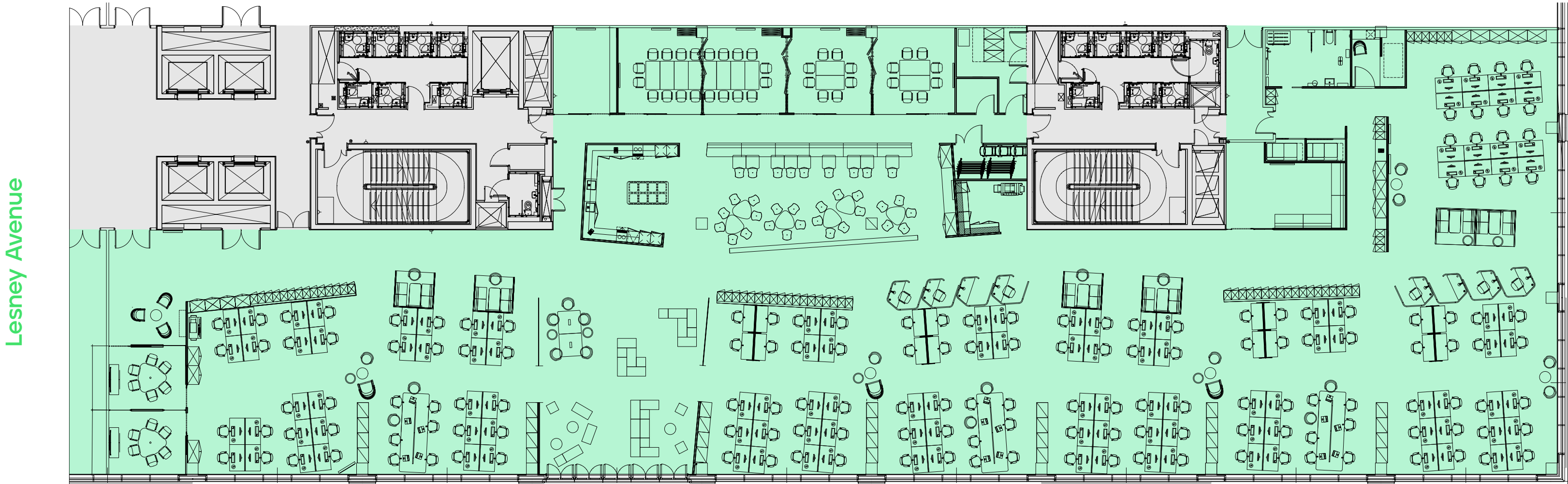


# P>RT 2ND FLOOR



HERE E>ST

APPROX 5,000 SQ FT – 15,502 SQ FT  
464.5 sq m – 1,440 SQ M



Lesney Avenue

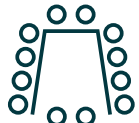
East Bay Lane



120 x open plan workstations



40 x agile working



1 x 20 person boardroom



2 x 8 person meeting rooms



2 x 6 person meeting rooms



8 x single person pods



6 x 4 person booths



1 x breakout areas



1 x kitchen

Office Space  
Core

Floor plans not to scale.  
For indicative purposes only.



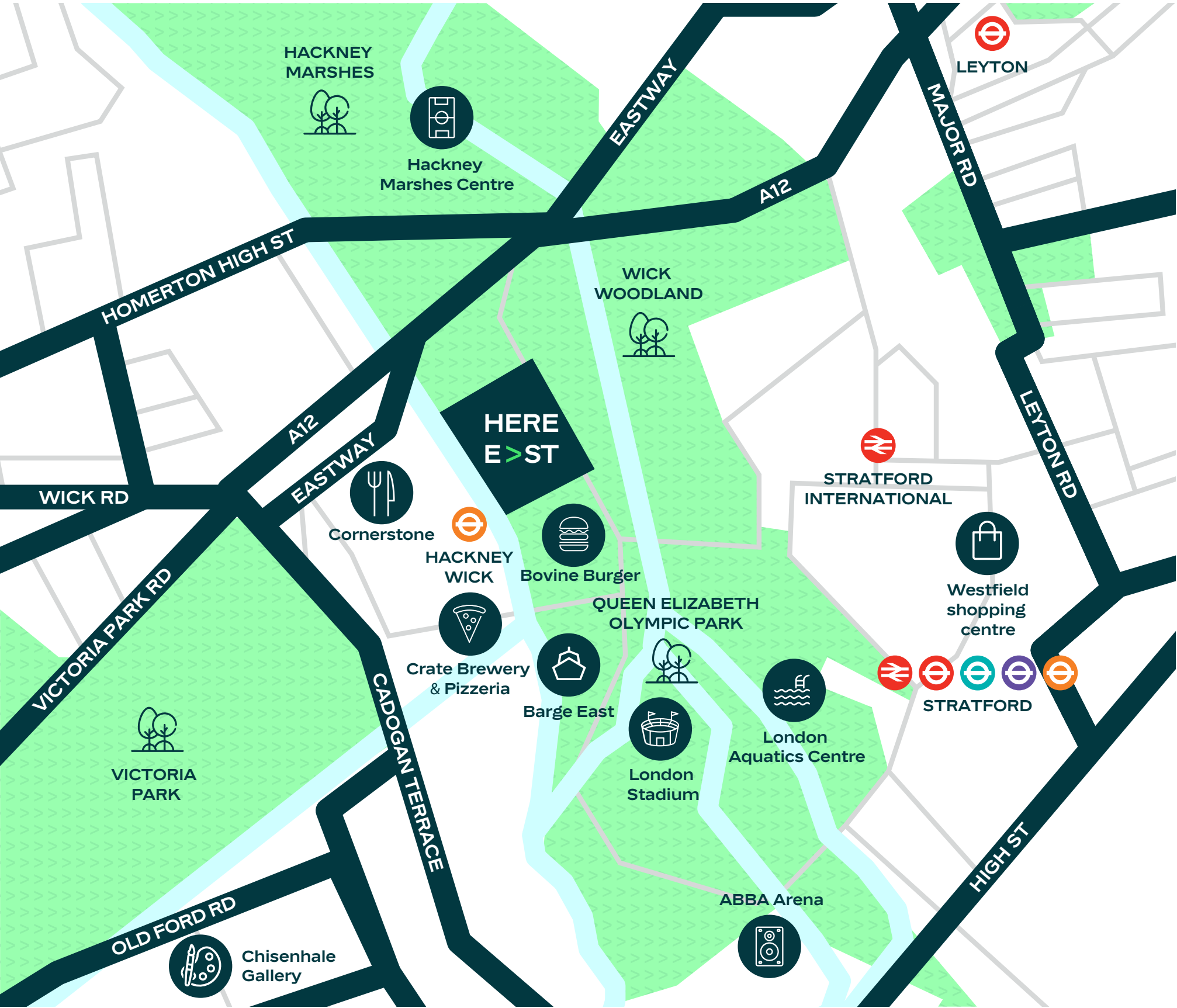


LOCATION

# LOOK > ROUND

Occupiers have direct access to the independently and locally-owned restaurants, cafés and bars surrounding the building and along the canal. Westfield Stratford is also nearby providing a rich and diverse retail, dining and leisure amenity offering.

Transport connections are excellent with Hackney Wick a short walk away, whilst a free shuttle service provides easy access to Stratford station – offering underground, overground, national rail and Elizabeth line services to all major transport hubs across London.



KEY TRAVEL CONNECTIONS (Source - tfl.org.uk) 04

DESTINATION STATION	SERVICES	TIME
Hackney Wick	  	9 mins walk
Stratford International		13 mins walk
Stratford	    	13 mins via shuttle bus

ELIZABETH LINE TIMES FROM STRATFORD STATION		
DESTINATION STATION	SERVICES	TIME
Liverpool Street	  	10 mins
Canary Wharf	 	13 mins
Bond Street		15 mins
Paddington	 	19 mins
Heathrow	 	47 mins

UNDERGROUND TIMES FROM STRATFORD STATION		
DESTINATION STATION	SERVICES	TIME
London Bridge	 	20 mins
Waterloo	 	23 mins

FURTHER INFORMATION

**TERMS**

An assignment / sublease is available for a term until 28 February 2033.

Alternatively, a new lease may be available direct from the landlord.

**VIEWINGS**

Strictly through the sole letting agents.

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# Carter Jonas

Misrepresentations Act 1967 - Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2025.

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