HACKNEY’S WORKSPACE LOCATIONS

KEY
- Priority Area boundary
- Primary Industrial Area boundary
- Town Centre boundary
- Key roads
- Green space
- Water

Stamford Hill
Stoke Newington
Dalston
Hackney Central
Hackney Wick
Well Street
Upper Clapton
Lower Clapton
Hoxton
Lower Clapton
Hoxton
Well Street
Stoke Newington
Stamford Hill

158 Hackney Social & Economic Value Study © WE MADE THAT
MANAGED WORKSPACE
PROVISION ACROSS
WORKSPACE LOCATIONS
MANAGED WORKSPACE
PROVISION ACROSS
WORKSPACE LOCATIONS

KEY
- Priority Office Area boundary
- Primary Industrial Area boundary
- Town Centre boundary
- Non-designated industrial land (GLA, 2015)
- Key roads
- Green space
Hackney is served by a hierarchy of town centres in which the workspace provision differs greatly depending on size and characteristics. Apart from the developing Hackney Wick Town Centre which is rooted in a particular industrial history, retail spaces and activities continue to be a shared characteristic of all Hackney’s town centres.

Outside of retail uses, Hackney’s local town centres have a limited workspace offer, typically consisting of upper floor office spaces and some standalone small office provision. In contrast, Dalston and Hackney Central have a more developed and diversified workspace offer, with the presence of a range of office space, cultural infrastructure and flexible and affordable managed workspaces for artists, creative and third sector industries.

Hackney Wick is the only designated town centre that does not offer typical high street retail provisions. It is host to a concentration of creative workspaces and cultural facilities, as well as leisure spaces and night time economy uses.

Purpose-built higher specification offices, Hackney Service Centre in Hackney Central.

Typical groundfloor, small-scale high street shop units in Stamford Hill.

View from Well Street towards Terrace Road shops, including shop front and public realm improvements.

Ridley Road Market in Dalston Town Centre is home to a mix of groundfloor retail units, market stalls and some food and drink amenity offers. The offer and activity on the road fluctuates around market hours.

Main Yard Studios in Hackney Wick Town Centre, offering studios and flexible workspaces to rent.
The diverse spatial mix of employment spaces within Dalston Major Town Centre matches the diverse businesses and users of the centre. The retail core—focussed on Kingsland Road (A10), Ridley Road Market and Kingsland Shopping Centre—provides for a wide variety of small scale independent shops and services in narrow units at ground floor, containing a range of multi-cultural offerings with mainly domestic flats above. The Market itself dominates the spirit and atmosphere of the area, providing a somewhat rambling collection of stalls of different shapes and sizes, offering a wide variety of products serving the culturally diverse community of Dalston. Creative studios, either privately managed or managed by affordable studio providers, are also located in Ridley Road and are typically hosted in old, purpose-built concrete office buildings.

The Dalston Lane area is characterised by the presence of a new mixed-use regeneration development comprising residential units, commercial floorspace, and community and cultural spaces adjoining Dalston Junction Station. On the eastern side, the high street is characterised by a parade of high quality retail units comprising commercial and community uses, with residential above.

There are two main areas that make a particularly positive contribution to place-making, night time economy uses and workspace provision. Discretely located with very little presence in the high street, Gillett Square and the adjacent Dalston Culture House development propose arts, retail and community-service-related activities as well as creative facilities (e.g. Dalston studios) and workspace for SMEs facing onto the square itself giving this area a distinctive vibrancy. Also, the area to the east of Kingsland High Street, centred around Ashwin Street is unique for its concentration of third sector and creative and cultural industries, including workspaces for SMEs (Bootstrap), artists (V22) and cultural venues (Arcola Theatre).

The Priority Office Area located between Dalston Lane and the railway is described on a separate page.
Hackney Central Major Town Centre stretches around Hackney Central station and along Mare Street as its main urban spine.

To the south of the station, the town centre is strongly characterised by the presence of Hackney Town Hall and a number of council offices as well as major cultural and community facilities (PictureHouse cinema, Hackney Library and Museum, Hackney Empire) and retail provision. Along the high street, the workspaces vary between office buildings and high street retail spaces. In the back streets behind the town hall, the workspaces are mainly hosted in modern, purpose-built office buildings. The Kreativ House, which provides co-working and private studios spaces in a re-purposed high street building facing the Town hall, seems to be the only workspace offer specifically targeting SMEs.

In contrast, the north of the town centre has a more intimate scale and the presence of a dense, diverse and pedestrianised shopping parade, including a number of convenience stores but also outlet retail and associated workspace. The commercial centre is supported by the presence of a large number of chain retail units and some specialised professional services. Towards Clapton, a number of commercial units appear to be vacant.

Around the station and along the railway line to the east, the area is typified by a much more industrial character, with older stock and less intensive land use and the presence of a large department store and car park as well as a bus garage. The railway arches are used to accommodate small businesses providing an array of services for industrial/distribution uses.

Night time activity in the area is concentrated along the high street and mainly consists of pubs, bars and take-aways, as well as the Hackney Empire theatre. In recent years Hackney central has been the site of residential and commercial development. The completion of a mixed-use scheme adjoining the train station, incorporating residential uses, a new hotel offer and some chain retail units on ground floor illustrates proof of demand for new commercial but a limited impact on wider workspace offer.
Located on the eastern edge of the borough, Hackney Wick Town Centre covers the area north of Hackney Wick Station, between the Queen Elizabeth Olympic Park and Victoria Park.

To the east of the River Lea, the Town Centre is strongly characterised by the presence of the Olympic Park and the Copper Box Arena—a modern, large-scale recreation and sporting facility. In contrast, the area west of the River has a more human scale, with narrower streets and smaller single- and multi-storey warehouses. To the north, the character and use of the area is industrial, with multi-storey warehouses hosting storage and distribution uses. A climbing gym adjacent to the former site of the Eton Mission Rowing Club provides recreation and sporting services while the adjacent warehouse is hosting affordable artists’ studios space.

Towards the south, the warehouses host a relatively dense mix of small businesses, creative/artists’ studios, and creative facilities. A number of businesses provide outdoor seating areas, contributing to the area’s growing night-time economy.

In recent years, the Town Centre has been the site of extensive redevelopment. The area is subject to a major masterplan with outline planning consent. Redevelopment is typically impacting industrial workspace stock, as illustrated by the recent replacement of light industrial buildings along Wallis Road by 5-6 storey mixed-use buildings. While increasing residential density, these schemes would increase job density in the area, through the provision of new office and retail spaces and there should be no net loss of low cost creative workspace in the area.
HOXTON STREET
TOWN CENTRE

Hoxton Street Town Centre mainly consists of high street retail.

It is characterised by a dense shopping parade that includes a good convenience offer as well as a number of cafes, restaurants and bars. At the same time, however, the high street has a very limited professional services offer.

The retail offer is typically characterised by the large number of small-scale independent businesses, with a large representation of food and discount sectors. Towards the south of the high street, Hoxton benefits from the presence of the Hoxton Hall performance space and art venue as well as the Hoxton Workspaces (a creative workspace provider), the Shoreditch library, and a gallery and studio spaces. The south of the town centre is also adjoining Shoreditch POA concentrating high densities of employment space. Whilst the north of the high street is primarily focused on residential, it does offer some office spaces on the ground floor level. The vacancy rate in the centre appears to be low.

The presence of the daily on-street market selling a variety of products, as well as road side cafes and restaurant and key cultural and third sectors organisations seem to make the high street a favoured place for shopping, meeting and socialising.
LOWER/UPPER CLAPTON TOWN CENTRE

Lower and Upper Clapton Town Centre are located in the east of the borough spread along two sections of the A107.

The workspace typology in Upper Clapton Town Centre is primarily high street retail spaces with retail uses, including a strong convenience goods offer. There is also a noticeable presence of cafe/restaurants uses; though a number of retail units also appear to be vacant. The only non-retail space offer is found on the north eastern part of the centre with the presence of a old purpose-built office building.

Similarly, Lower Clapton Town Centre offers a range of shops, retail services and cafes, including independent supermarkets. The high street also hosts a garage and furniture workshop spaces.
Located on the north edge of the borough, Stamford Hill Town Centre is at the intersection of the A10 and A107, to the east of Stamford Hill station.

It is characterised by a densely occupied shopping parade that includes a mix of shops, takeaways, and offices. The nearly uniform high street is broken by large-scale standalone retail, including a Sainsbury’s, ASDA and fruit and vegetable wholesale business.
Located in the north end of the borough, Stoke Newington Town Centre stretches north-south along Stoke Newington High Street (A10) and east-west along Church Street.

It is characterised by two dense, diverse shopping parades that include numerous shops, offices, public houses, and restaurants/cafes. Whereas the area along Church street is typified by fine grained shops, restaurants and cafes—the area along Stoke Newington High Street has larger-scale and standalone spaces, such as the Stoke Newington Police Station and a large Tesco and Sainsbury’s.
Located immediately south west of Hackney Central, Well Street Town Centre is concentrated almost exclusively on high street retail spaces and uses.

To the south of the centre, a Tesco Metro anchors the centre’s convenience goods offer.

The rest of the high street comprises of a range of local and independent convenience stores and discount and DIY shops; though it does also offer a few cafes and bars. Few professional service businesses are located in the centre and it appear that the high street has a very limited workspace offer for non-retail uses.

The retail character of the area is emphasised by the presence of the Homerton PIA in the vicinity of the town centre, which is home to a cluster of luxury outlet retail stores.
Hackney's Primary Office Areas vary greatly in terms of size, workspace typologies and density. Overall, the predominant workspace typology across the borough is office space in the form of small studios/units for SMEs and creative professionals. In addition, the POAs in the south of the borough host a large number of corporate offices for professional services, linked into the economy and workspace ecosystem of the CEZ and City of London.

The Shoreditch POA is the largest in the borough, and contains higher density developments in terms of building heights, mix of uses and employment floorspace density. Shoreditch, together with the Wenlock POA, also hosts the larger and most high-specification workspace offering, with new purpose-built office buildings and older warehouse being refurbished to a high standard for professional services tenants.

In contrast, the rest of the POAs contains more industrial uses and smaller workspaces, with typically small and independent co-working spaces, artists' studios and SME businesses.

All the POAs have been and still are subject to important development projects, generally in the form of residential-led mixed-use developments incorporating commercial spaces (flexible and managed workspace/office spaces for SMEs/retail). The overall observed vacancy levels in Hackney's POAs is low.
The Dalston POA comprises of two separate designated areas. The first is situated along Dalston Lane to the northeast of Dalston Junction and is also part of the Dalston Major Town Centre; and the second is located to the southwest, on Tottenham Road.

The prevalent building typologies within the POA are corporate offices and industrial warehouses, in the form of small business workspaces or studios. Generally, the southwest sub-section of the POA is of a smaller scale, with industrial warehouses and purpose-built office buildings not exceeding two to three storeys. These buildings are typically older and of a lower standard.

The northeast sub-section of the POA contains large, modern mixed-use buildings incorporating commercial spaces at ground floor level, as well as high-quality refurbished buildings and warehouses converted for a mixture of office, workshop and loft apartments. This sub-section is subject to higher levels of residential encroachment including a variety of newly-built, residential-led mixed-use developments. A gallery (The Interchange) and affordable artists’ studios (Arbeit) have recently been completed as part of these developments. Other buildings in the POA are of lower quality, particularly in the north-west edge of the area, with the north west edge of the area behind the Kingsland Shopping centre with an open expanse of parking and railway edge beyond.
Located along the Kingsland Basin and the Regent Canal, the Kingsland POA encompasses the area around Haggerston station.

The POA comprises several distinct areas, with the predominant workspace typology being studio space that typically offers units for creatives or small-scale companies. At the same time, a significant number of business units also provide large-scale office floorspace for professional service businesses. And light industrial premises are also present in significant number, in close proximity to the canal and within the railway arches.

Along the railway and the A10 (which runs north-south through the POA) the workspace offer is eclectic and varies from studios to office spaces. These are typically targeted at artists, creatives or other SMEs. It is noted that artists and creative studios’ workspaces are very diverse and include: office buildings (208 Kingsland Road, Areaworks), residential buildings (Frederick Terrace), old industrial warehouses (Street Studios), and railway arches (Kafri studios). Although these spaces are cramped and lack visibility from the main street (due to poor signage, no active frontage), a number of them provide creative facilities open to the general public, such as galleries.

The railway arches typically alternate between town centre uses (food/drink, leisure, culture) and traditional industrial/distribution support uses. The majority of the wharfs within the Kingsland Basin and along the Regents Canal have been redeveloped to provide residential-led, mixed-use schemes, with the older warehouse buildings being refurbished to a high standard. These developments contain small-scale commercial office and workshop spaces with residential apartments above. The area is also occupied by a variety of shops and restaurants. Towards the southern side of the Canal and the east of the POA, the employment space are generally hosted in older and poorer quality warehouse style commercial building with denser industrial uses and the presence of number of artists’ studios.
The Mare Street POA is located in the central part of Hackney, adjoining London Fields open space, and extending along Mare Street (A107) and the railway. The primary workspace provision is industrial, typically in the form of workshop and warehousing; however, recent developments illustrate proof of demand for commercial office spaces targeting small-scale businesses and creative professionals. The north of the POA is residential in character, with the presence of number of managed office spaces for SMEs and creative professionals (The Arthaus, FieldWork, Mare Street Studios, Future Business Centre) dispersed along the high street and in the back roads, hosted in a mix of buildings from modern purpose-built office building to renovated industrial warehouse.

The central part of the POA provides a significant supply of employment land and is characterised by a wide variety of workspace typologies, building types and uses. Industrial activities, mainly from the trading and manufacturing sectors of different sizes, co-exist with co-working communities, artists’ studios and spaces for SMEs. Some blocks are characterised by a very industrial character while others are or have been subject to extensive redevelopment that has mainly resulted in mixed-use development incorporating workspaces for SMEs and retail spaces as well as more active uses of industrial buildings and railway arches. Overall, the area appears to be one of Hackney’s biggest creative hubs with high numbers of gallery spaces and creative workspaces (Netil House, WeWork, Work. Life, London Fields studios, Second Home).

Like the rest of the POA, the railway arches either support industrial uses (garages, storage, workshops) or leisure/retail uses (gallery, shops, cafes, gym) contributing to the liveliness of the area. The isolated southern part of the POA mainly has an industrial character, with the presence of a large industrial estate housing a bus depot, but also a number of industrial warehouses. Half of these buildings have been converted into galleries, studio spaces, workshops for small businesses and artists (Guest Project, Regent Studios, New arts projects).
SHOREDITCH
PRIMARY OFFICE AREA

The Shoreditch POA, located in the southernmost part of the Hackney, is the largest POA in the borough. The prevalent workspace typology in the area is offices, including small business workspaces in the form of studio units and co-working spaces, to large corporate office floorplates for professional service companies. Typically, the city fringe to the south and in proximity with Liverpool Street station is found to be more corporate and reflective of the city of London in character, with higher building and bigger units. Towards the north end of the POA, the business premises are smaller in scale and generally hosting SMEs and co-working spaces.

Shoreditch POA does not include a traditional retail core providing focused retail and town centre activity in one location. Instead the area has much more fluidity and variation between existing and emerging retail and commercial leisure provision dispersed throughout the area.

The southern part of the POA mostly comprises of medium-sized office buildings in a characteristic courtyard form that incorporates few ground floor retail spaces and active frontages. Compared to the rest of the POA, this area therefore has relatively low pedestrian footfall.

The northern part of the POA (Shoreditch Triangle and above) includes a mix of workspaces and uses but the predominant typology is workspace, studio and workshop targeted at artists, SMEs and creatives. The area also hosts an important and dynamic night-time economy offer, due to its cluster of bars, night club, restaurants and event spaces.

The Shoreditch POA has a number of development projects that could also incorporate additional workspaces for SMEs (co-working spaces, managed workspaces, office spaces).
Wenlock POA is located within the south of the borough, west of Shoreditch. It includes an arc of sites alongside the Regents Canal, Wenlock Basin, City Road and East road. The predominant typologies along the canal-side parts of Wenlock POA are office type premises and studios targeted to SMEs and creatives.

Along the Regents Canal, there is a collection of warehousing, storage and distribution uses. The Holborn Studios, one of London’s major film locations and photographic studios, is located in this area in a converted ironworks.

The area around the Wenlock Basin is characterised by the presence of recently completed mixed-use residential developments, which include commercial spaces on the ground floor, but also purpose-built office buildings and a couple of low-rise industrial warehouses. Building heights of these recent redevelopments are typically around 10 storeys. There is a high concentration of co-working spaces in the area (Workspace, WorkHub) and office spaces are mainly host small-size companies, typically within the creative industries. Two galleries are also clustered around the Basin reinforcing the creative-led character of the site.

The southern part of the POA along City Road is characterised by the presence of dense office buildings and high-rise converted warehouses that typically incorporate retail spaces at the ground floor level. The area is subject to a number of redevelopment projects incorporating the creation of employment floorspace (Wenlock Works, Crown House). An significant part of the employment floorspace is managed by recognised workspace providers (We Work, Workspace, The Brew) offering spaces tailored to SMEs.

Ground floor commercial spaces including office space and retail chain units make up for the majority of the employment space within the small area of the located along East Road.
Hackney is home to a number of small ‘pockets’ of industrial land (both designated and non-designated) which typically feature similar characteristics. They are generally discretely located with very little presence in high streets and main roads.

The predominant PIA workspace typologies are warehouses and railway arches, in the form of workshops/studios or storage spaces. In all of the PIAs, industrial activities co-exist with studio/smaller-scale production spaces or low specification office spaces, targeted to SMEs and the creative industry. In some of them, manufacturing and heavier industrial uses have almost disappeared (De Beauvoir PIA, Belfast Road PIA, Red Square PIA) to allow for the development of lighter uses requiring flexible and cheap premises and a more active use of industrial building and railway arches. In contrast, some of PIA still host ‘heavier’ and more traditional industrial activities (Tilia Road PIA, Hackney Downs PIA).

With the exception of Prout Road, all the PIAs contain also some residential floorspace, typically in the form of converted warehouse spaces.
Located in the centre of the borough, Anton Street PIA runs along the west side of railway line joining Shoreditch to Stoke Newington.

Typically, the workspace typology is industrial, including a mix of multi-storey warehouses and railway arches. While a large proportion of the employment space hosts businesses related to motor vehicles services, the PIA also concentrates SMEs and creative professionals. Workspace offer has been diversified through new mixed use developments bringing forward co-working and studio workspaces which are less industrial in character and are primarily residential-led. Creative sector tenants are targeted tenants in both these workspace sites. The first, Today Studios, is providing desk spaces for freelancers and SMEs. The second, Coachworks, is providing small business workspaces in the form of studio units targeted to creative businesses.
Belfast Road Primary Industrial Area is located in the north of the borough, to the east of Stoke Newington High Street and the north of Stoke Newington Station.

From east to west along Belfast Road, there are single and multi-storey warehouses occupied by a mix of creative/artist's studios and offices for professional services. This includes Beehive Co-working, offering workspace targeted at SMEs; as well as larger workshops including a printer and a The Parachute Collective, shoe-making workshop offering classes and workspaces. Campbell Works, a cultural consumption venue located on the west end of Belfast Road also runs a regular programme of contemporary art exhibitions, public engagement projects and education schemes. The warehouses also support industrial uses, such as motor vehicles repair and construction services.

Although located very near Stoke Newington station and both Stoke Newington and Stamford Hill town centres, the PIA is discretely located in a small industrial 'pocket' and the existing workspaces do not seem to make a particular impact on place-making.
The De Beauvoir PIA is located in the southwest of the borough. The workspace provision in this area is typically small business units in the form of studios and deskspace that are mainly used by the creative industry. Much of PIA is affected by development of new managed workspace.

Along De Beauvoir Road, six Victorian warehouses have been renovated to form a network of 33 large workspaces targeted at the creative industry. Known as ‘De Beauvoir Block’ these building are primarily used as studios and offices. While still industrial in character, the workspaces are not necessarily industrial in activity and most tenants do not require the servicing, loading or goods delivery access of heavier industry.

To the north of the PIA, a yard space and several terraced houses are hosting businesses related to motor vehicles as well as a few retail spaces including a convenience store and a pub.
The Hackney Downs PIA is centrally located in the Borough on the north western edge of Hackney Downs open space, spreading across the railway line. It consists of artist’s and creative studio spaces and light and general industrial uses spaces.

While the industrial buildings and yard spaces located along the main roads are hosting businesses related to motor vehicles and construction services, the warehouses located in the back roads host Hackney Downs Studios (Eat Work Art) which provides co-working spaces for creative professionals, artists’ studios, workshops and a cafes open to the general public. Hackney Downs Studios also hosts cultural events and a regular market. The railway arches along Andre Street support industrial uses, with the presence of storage and workshop units.

To the north of the PIA, there is a large brownfield site; however, a planning application has been approved for a mixed use residential led development on this land incorporating two levels of commercial space.
Homerton PIA is located to the east of the borough, along the railway line between Homerton station and Hackney Central.

The Western part of the PIA has been a recent focus of retail development around Morning Lane, with flagship stores such as Nike recently relocating to the area, as part of the Hackney Walk development project. The area is characterised by the presence of warehouse/storage/distribution premises hosting the recent discount fashion district. Industrial railway arches have been re-designed and turned into retail space for fashion designers and modern warehouse type building have been delivered to host Nike's outlet store. The other buildings in the area are a mix of residential buildings with retail space on ground floor level, high-quality warehouses hosting studio units targeted to the fashion industry with residential lofts, and low-quality industrial warehouses hosting industrial uses such as construction and manufacturing.

On the eastern part of the PIA, the prevalent typology is industrial multi-storey warehouse in the form of workshops and storage spaces supporting industrial activities. The motor vehicle sector is particularly important. Across the area, the building height is diverse with buildings ranging from 1 to 11 stories. It is recognised that the taller buildings in the area are recently developed sites that tend to hosts mainly residential uses on the upper floors and commercial spaces on the ground floor.

The co-working space and cafe Hatch is adjoining Homerton railway station and offers workspaces for artists and creative professionals in the area.

Overall, industrial and workshop uses are still prevalent in pockets, for which yardspace, servicing and loading capacities are important factors, which the residential and retail uses throughout the PIA might implicate.
Red Square PIA is located to the north-west of the borough, in close proximity to Clissold Park and Stoke Newington town centre.

The main workspace typology is small business studios targeted towards the creative industry. To the north, multi-storey warehouses have been converted into studios and workshops. To the south, the employment density appears to be much lower, with only a couple of office spaces being provided at the ground floor of residential-led mixed use developments. Traditional industrial workspace characteristics like higher ceilings, yardspace, loading bays have not been re-delivered in new mixed use workspaces, limiting the potential for industrial tenants.

Also, it is noted that the modern Red Square industrial development, which was originally built for live-work uses, has become purely residential.

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| Transport |
| Key roads |
| Rail lines |
| Other |
| Green space |
| Priority Office Area |
| Primary Industrial Area |
| Town Centre |
SHACKLEWELL  
PRIMARY INDUSTRIAL AREA

The Shacklewell PIA lies between Dalston and Stoke Newington.

The predominant building typology is smaller studio/workshop office premises. And although some larger, former factory buildings do remain today, most of these have been subdivided internally. Industrial workspace characteristics like yardspace and good lifts will be of value to some of the creative workspace tenants, like printers, artists and makers working with larger scale equipment.

Along Somerford Grove to the north, a large warehouse is used for distribution and storage while the adjacent building has been converted into a mix of residential and studio units; however, it appears that the main use is residential.

Along Stoke Newington Road (A10), the typical workspace typology is retail space including a large vintage clothing store and associated cafe on the ground floor level with office space above.

On the back roads, there is a cluster of creative workspaces. Print Club London, for example, is offering printing facilities on a membership basis as well as a co-working space targeted to graphic designer, Millers Junction. Absorb Art Studio is also located on the same street, providing affordable artists’ studio spaces. Similarly, the eastern portion of the PIA is occupied by Lighthouse Studios which provides a number of small studios within former industrial warehouse. The studios are targeted to artists and creative professionals.
Prout Road PIA is located in the east of the borough and close to the local shopping parade Lower Clapton Road.

The site comprises a U-shaped series of single two-storey warehouse/light industrial units providing spaces to a number of small businesses typically working in the arts, entertainment and recreation sector. Industrial workspace qualities like service access, yardspace and ceiling heights have attracted occupiers who this is important for (creative production activities), but not all business activities appear to be industrial in nature.

The main occupiers include: Hackney Studios, Nan Studios and The Laboratory which all host photography studios, film and event spaces for hire; the newly opened Dirtyworks, hosting desk- and workshop spaces for creative businesses. The site also hosts a cafe; a gym; a hair dresser; a furniture shop; a brewery; and a nursery.
THEYDON ROAD
PRIMARY INDUSTRIAL AREA

Theydon Road Primary Industrial Area is located on the north-eastern boundary of the borough, along the River Lea. Theydon Road is concentrating a large number of ‘traditional’ industrial businesses with a large presence of manufacturing and storage activities.

It is typified by a mix of new and old medium-scale warehouse buildings. The site offers good quality industrial stock, and is more consistently industrial in quality than most other PIAs. The industrial quality of workspace is supporting diverse industrial business base, including some managed creative workspace. Yardspace, loading bays and servicing for industrial activities all well provided for. Units predominantly occupied by small and medium-sized enterprises, along with some creative artist studios Grosvenor Way (Cell Studio Space).

Mixed use residential to the east of the site also includes groundfloor retail, office and public sector uses.
Tilia Road PIA is a small gated industrial cluster in a residential area, accessed via Tilia Road.

It is located on the south-eastern side of Hackney Downs open space. The workspace offer is typically light industrial workshops within small scale warehouses, and these are mainly used by businesses within manufacturing and construction sectors. However, it also includes converted office spaces that host professional services (engineering services) and creative facilities (photography and music studios).