HereEast

Create at scale with creative workspaces and expansive studios.

In a world where many workspaces look the same, Here East stands apart. We are London's unconventional campus, built for those who think bigger, a place where business and culture come together, and a blank canvas that gives businesses the freedom to experiment and shape spaces in their own way.

Create at scale

hereeast.com



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hereeast.com

Six reasons to come to Here East

1 Workspaces to create at scale

Here East offers workspaces that shape to your business needs. With strong digital and physical infrastructure supporting everything from open offices to adaptable studios, each space is designed to help teams grow.

2 A thriving campus community

The Here East community is home to over 7,000 people including global firms, creative studios, research labs, universities and emerging innovators, all contributing to a dynamic and collaborative environment.

3 A location brimming with local talent

With universities on the campus and across the Olympic Park, businesses are part of a living pipeline of research, learning and next generation thinking. It is a unique ecosystem where employers attract local talent on their doorstep.

4 A vibrant and creative neighbourhood

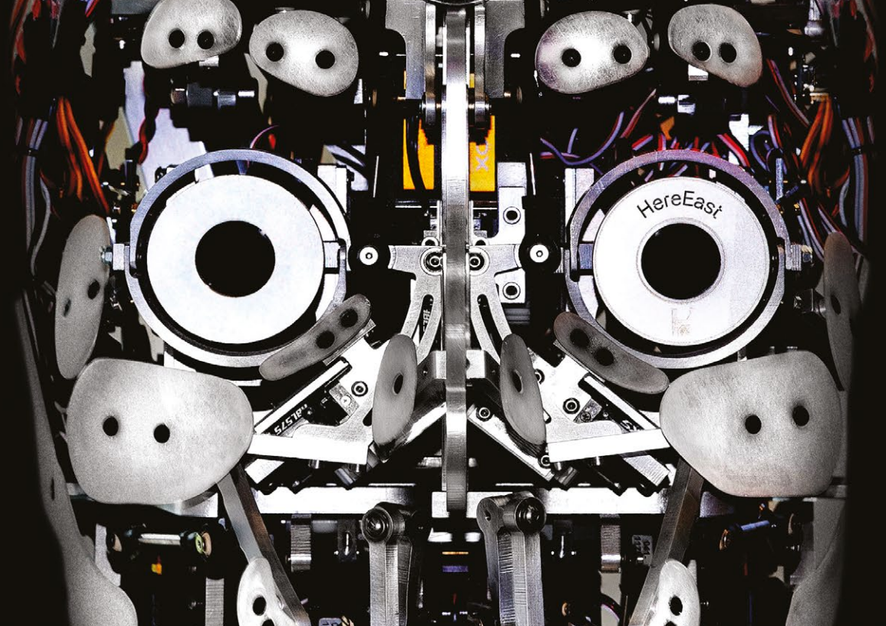
Here East sits at the intersection of canalside culture, artistic energy and a fast growing tech and business district. Makers and independents in Hackney Wick sit alongside the business and educational hubs of Here East, East Bank and Stratford.

5 Exceptional transport connectivity

Stratford is one of London's best connected hubs, with the Underground, Overground, DLR, National Rail and the Elizabeth line providing fast links across the city. A dedicated shuttle runs between Stratford and the Here East campus every 10 minutes.

6 Hands on support from Here East

From shaping the design of your space to connecting you with the right partners, the Here East team supports businesses from day one. Regular and exciting campus wide events bring tenants together and create opportunities for collaboration.

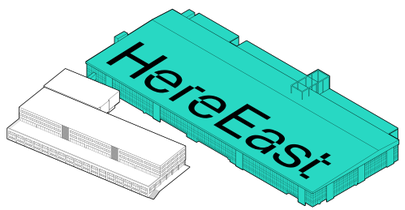


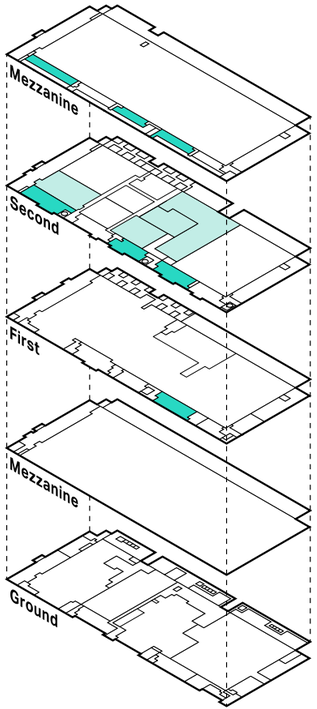
Broadcast Centre

Total 118,608 sq ft

Studio	
Studio 2	16,247 sq ft
Studio 10	36,039 sq ft
Studio 11	12,890 sq ft
Studio 12	10,381 sq ft

Office	
Office Zero	15,112 sq ft
Office 3	6,801 sq ft
Office 8	9,441 sq ft
Office 9	11,697 sq ft



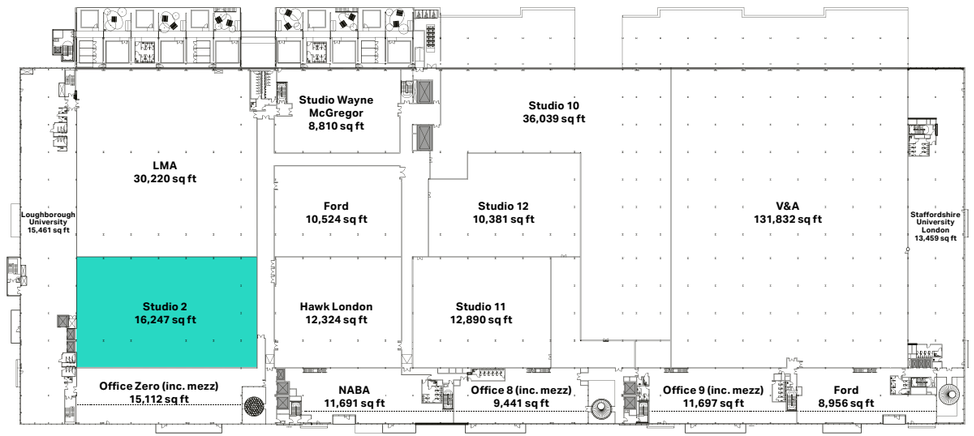


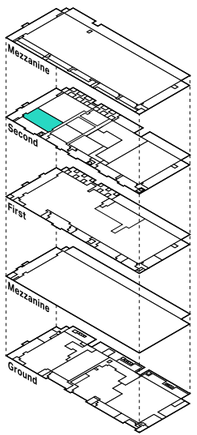


Studio 2

16,247 sq ft

Studio 2 is a spacious, open studio on the second floor of the Broadcast Centre, accessed through the Steel Mill reception.

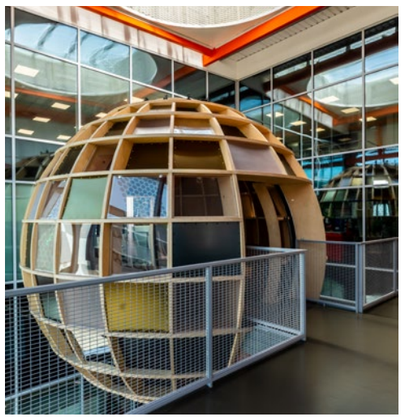








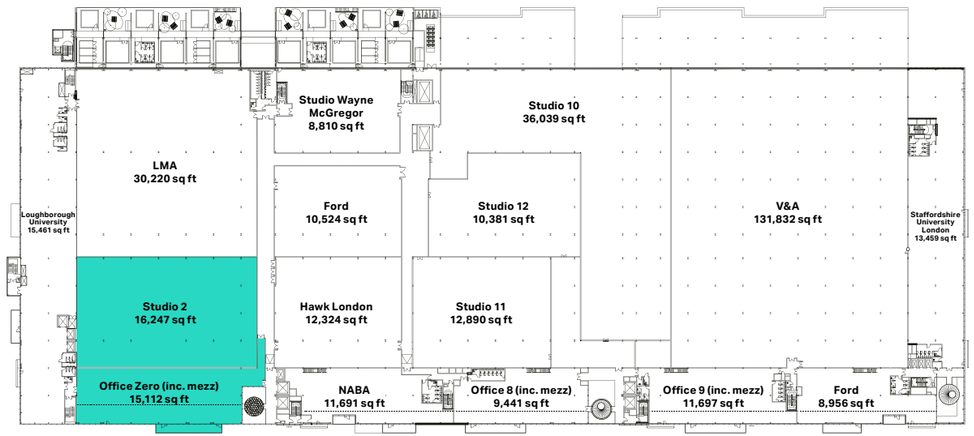


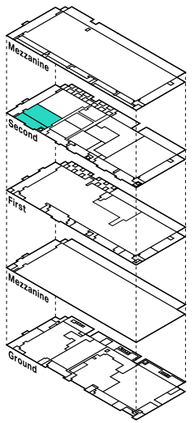


Office Zero and Studio 2

31,359 sq ft

Office Zero (15,112 sq ft) and Studio 2 (16,247 sq ft) can combine to create a flexible mix of office and studio space, featuring mezzanine office areas, a private balcony, and an expansive open studio environment.

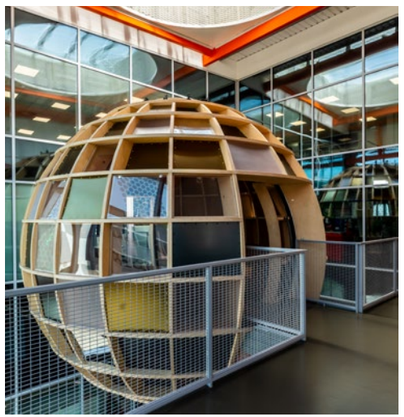








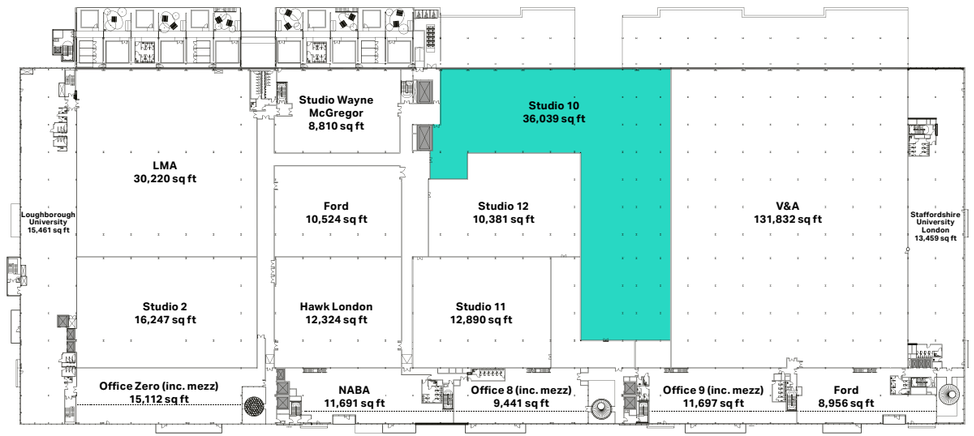


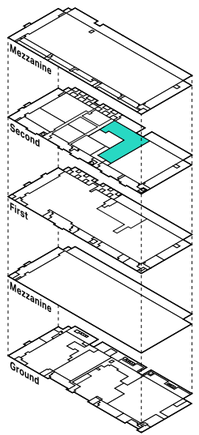


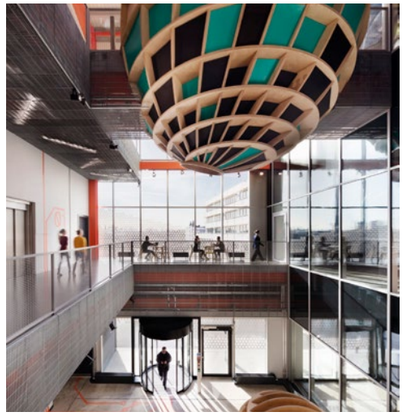
Studio 10

36,039 sq ft

Studio 10 is a large second floor studio in the Broadcast Centre with ability to bring in natural light via skylights. It is prominently located close to the heavy goods lift, providing easy access to the loading bay.









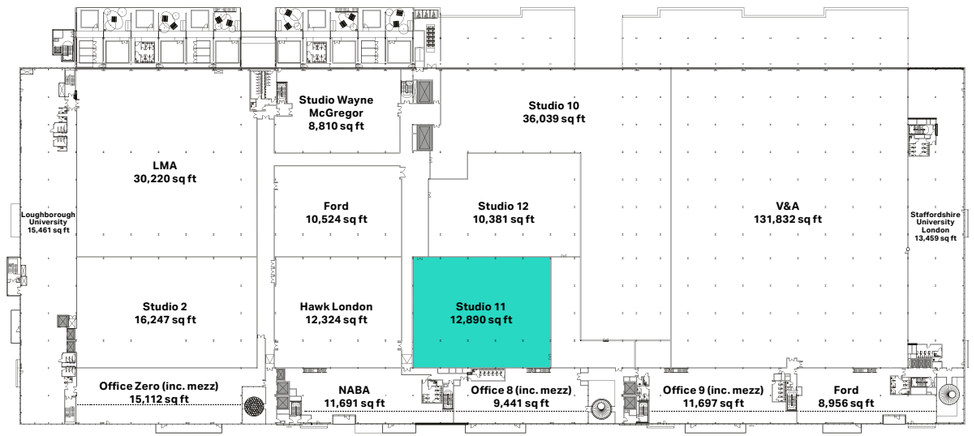


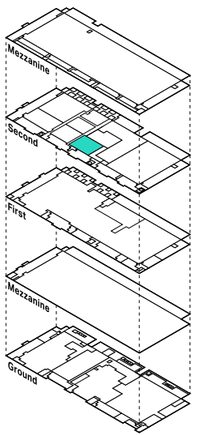


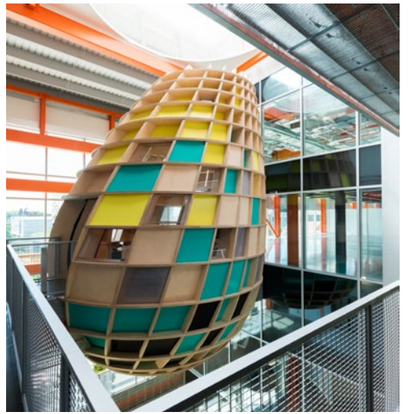
Studio 11

12,890 sq ft

Studio 11 is located on the second floor of the Broadcast Centre, accessed via the Timber Yard reception, with flexibility to introduce natural light through skylights if required.

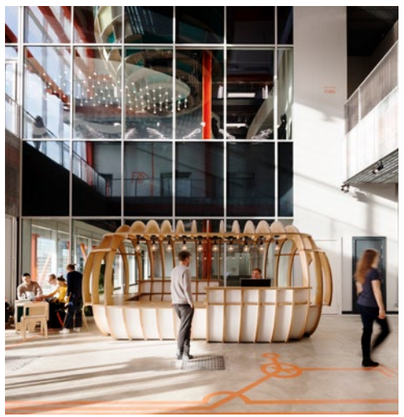








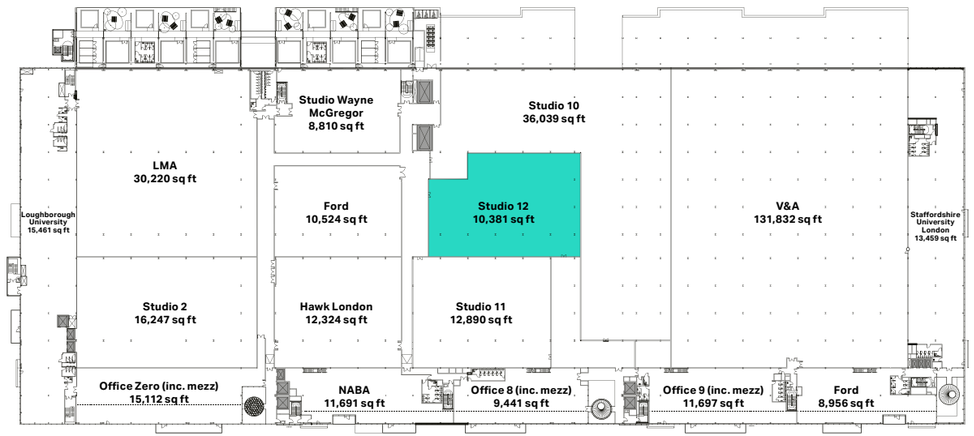


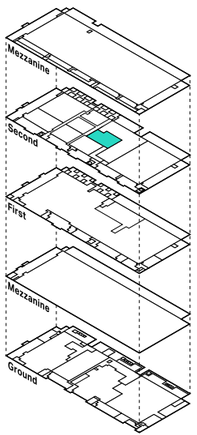


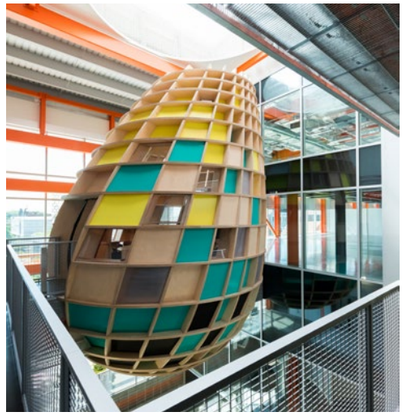
Studio 12

10,381 sq ft

Studio 12 is located on the second floor of the Broadcast Centre and benefits from natural diffused light via roof skylights.









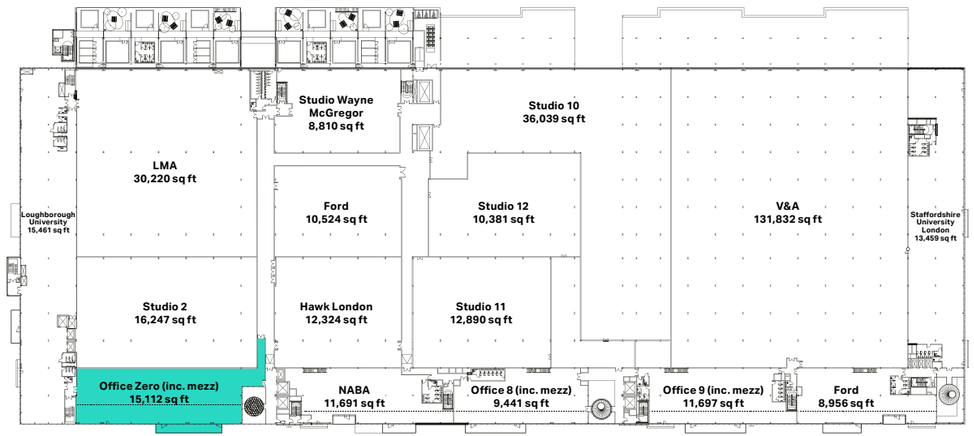


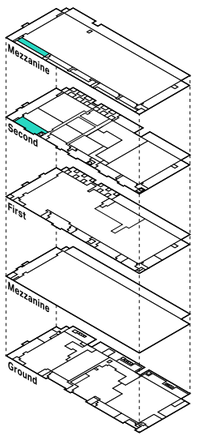


Office Zero Including Mezzanine

15,112 sq ft

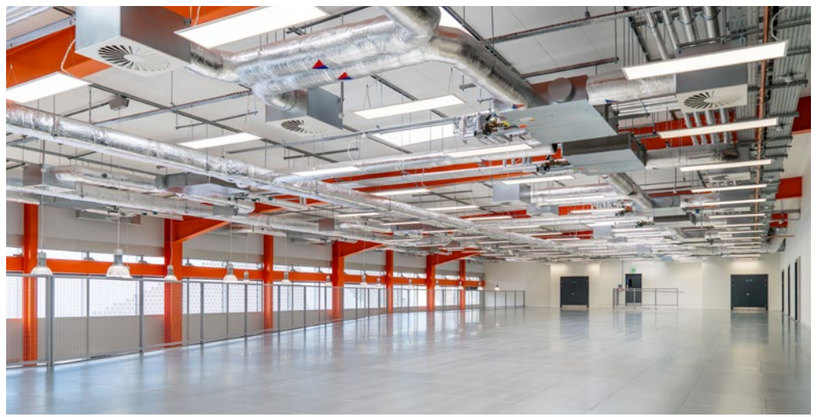
Office Zero provides a light-filled, generous workspace, complemented by an external balcony and a mezzanine level.

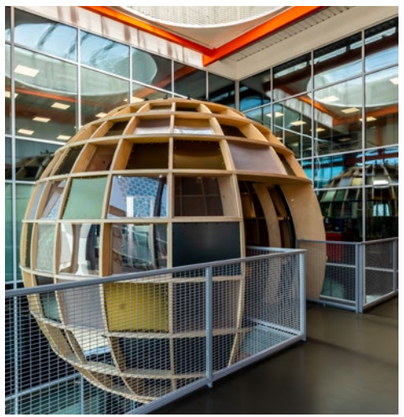








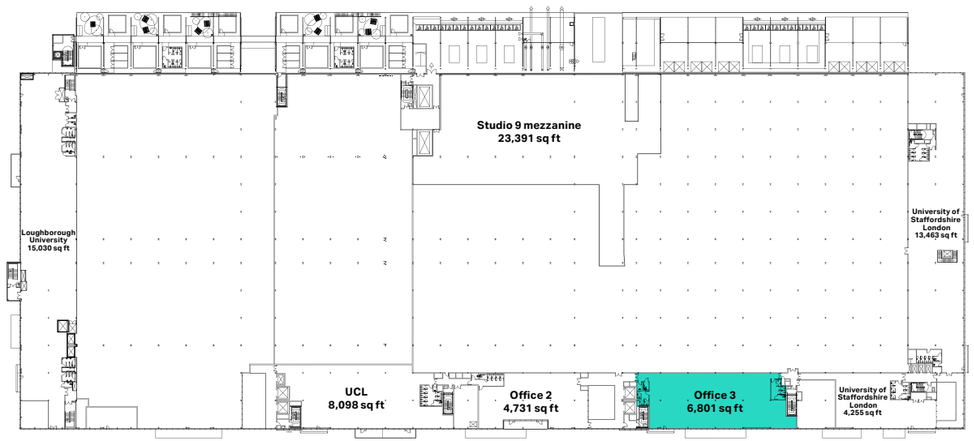


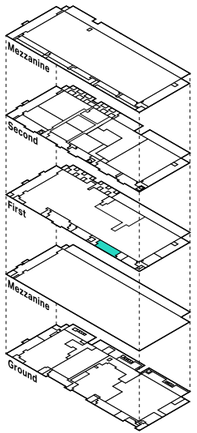


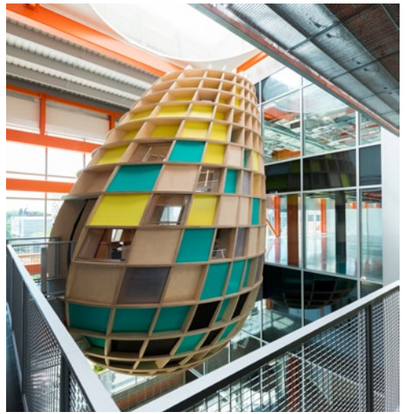
Office 3

6,801 sq ft

Office 3 is on the first floor of the Broadcast Centre, with high windows delivering generous natural light and views across the Here East Yard.









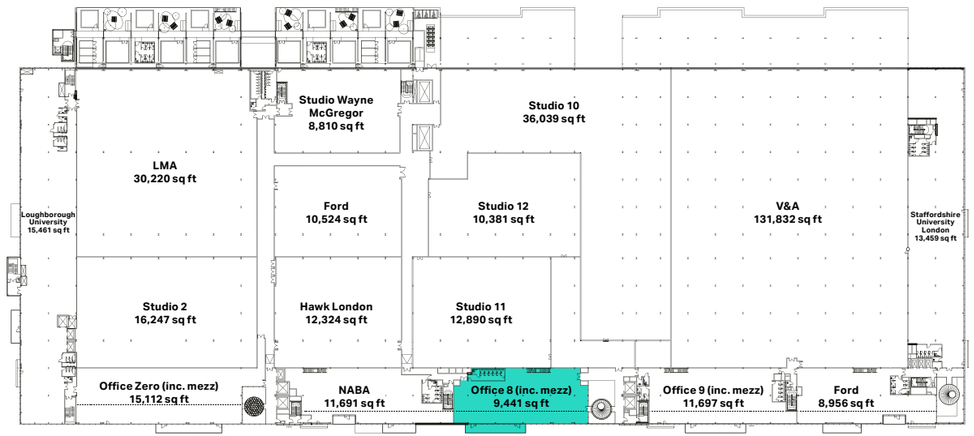


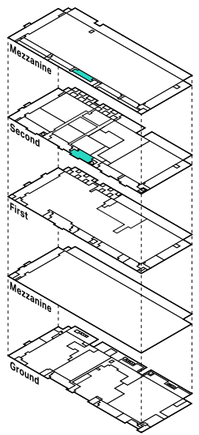


Office 8 Including Mezzanine

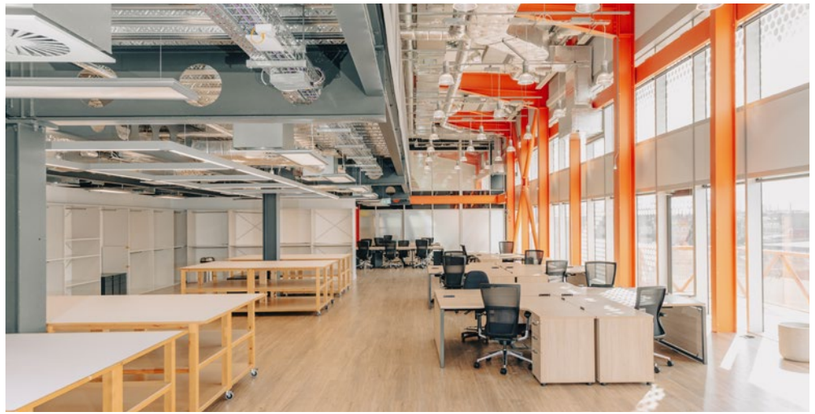
9,441 sq ft

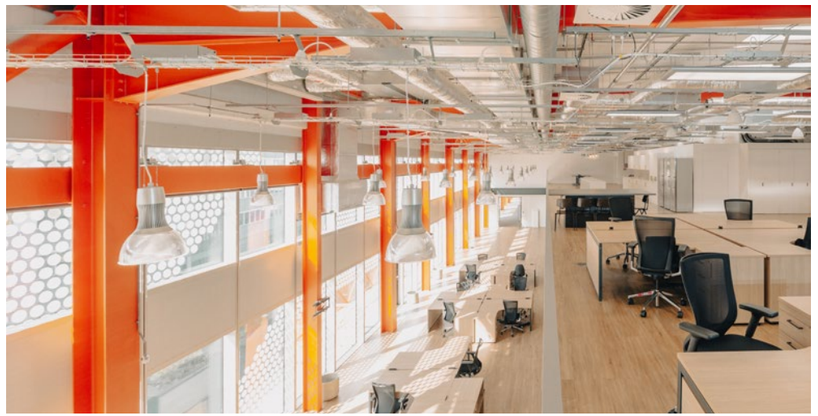
Office 8 sits on the second floor of the Broadcast Centre and offers fitted out office accommodation, with a private balcony and mezzanine.









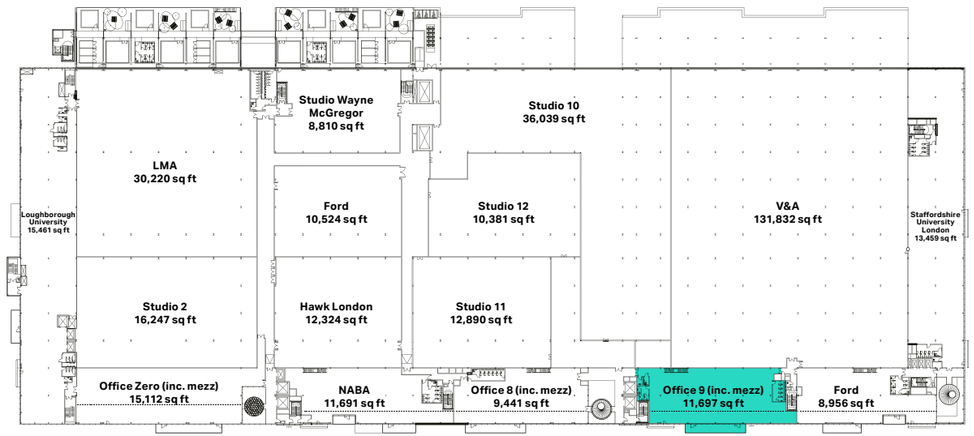


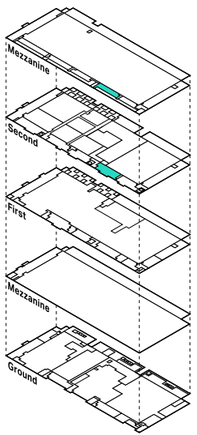


Office 9 Including Mezzanine

11,697 sq ft

Office 9 is on the second floor of the Broadcast Centre and offers sweeping views of the Here East Yard, abundant natural light, a private balcony, and a mezzanine level.





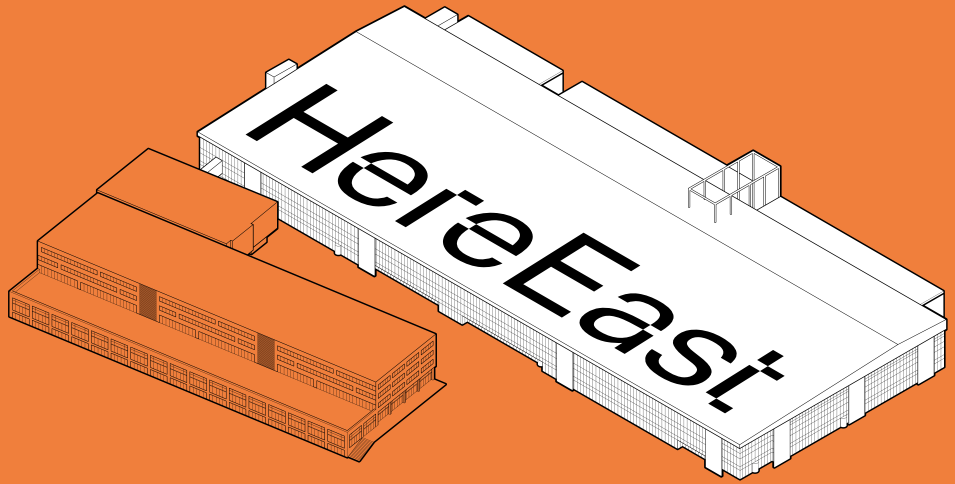








Broadcast Centre

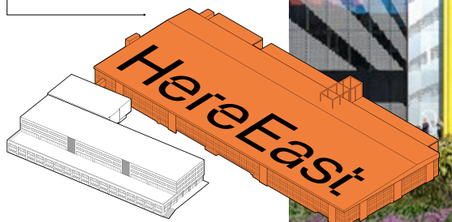


HereEast

A place built for big ideas

Broadcast Centre

A 661,000 sq ft building offering open office environments and expansive studio spaces.

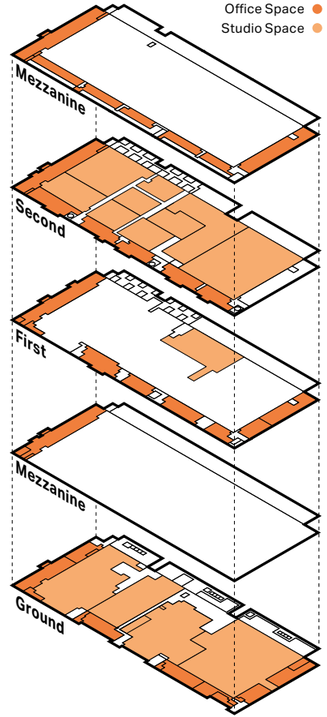






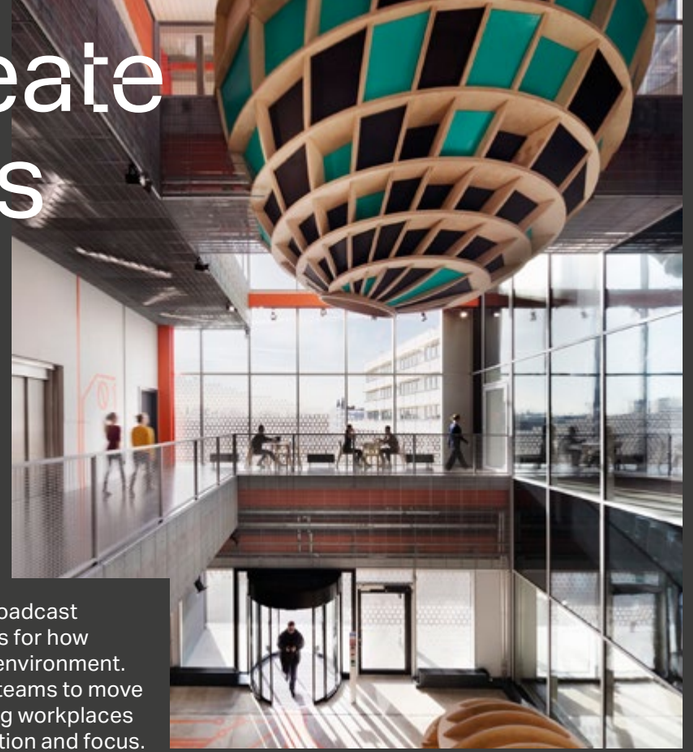
With expansive studios, bright open workspaces and a community of innovators working across technology, design, education and production, the Broadcast Centre is a building designed for those who think beyond the conventional.

The Broadcast Centre at Here East is a 661,000 sq ft building for businesses looking for flexibility and scale.



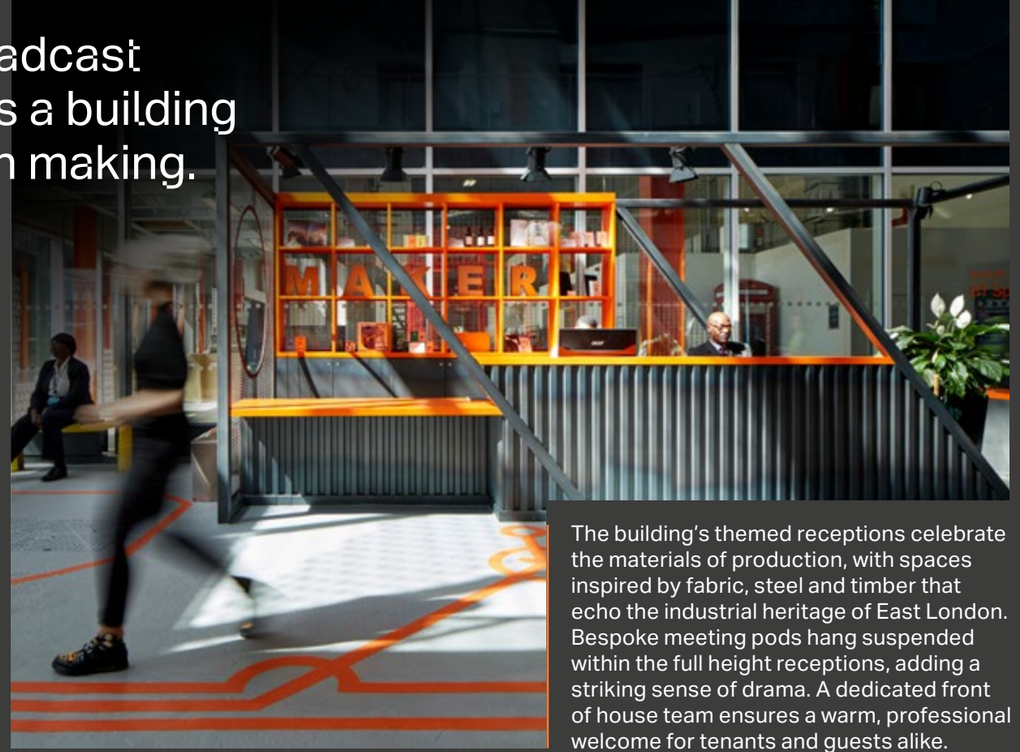
Space to create without limits





With its exceptional scale, the Broadcast Centre opens up new possibilities for how businesses shape their working environment. The generous proportions allow teams to move beyond standard layouts, creating workplaces that support creativity, collaboration and focus.

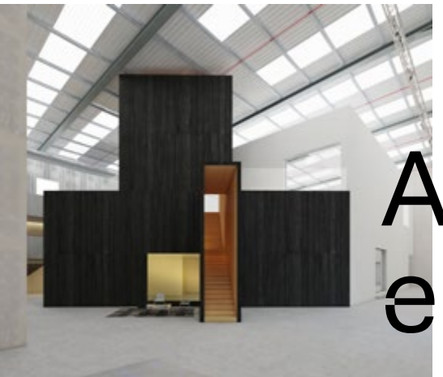
The Broadcast Centre is a building rooted in making.



The building's themed receptions celebrate the materials of production, with spaces inspired by fabric, steel and timber that echo the industrial heritage of East London. Bespoke meeting pods hang suspended within the full height receptions, adding a striking sense of drama. A dedicated front of house team ensures a warm, professional welcome for tenants and guests alike.

Bringing together an extraordinary mix of organisations under one roof, the Broadcast Centre creates a dynamic environment where ideas naturally intersect. A professional dance studio, five universities and the V&A East Storehouse all sit within the building, contributing to a daily flow of creativity, research and cultural activity.

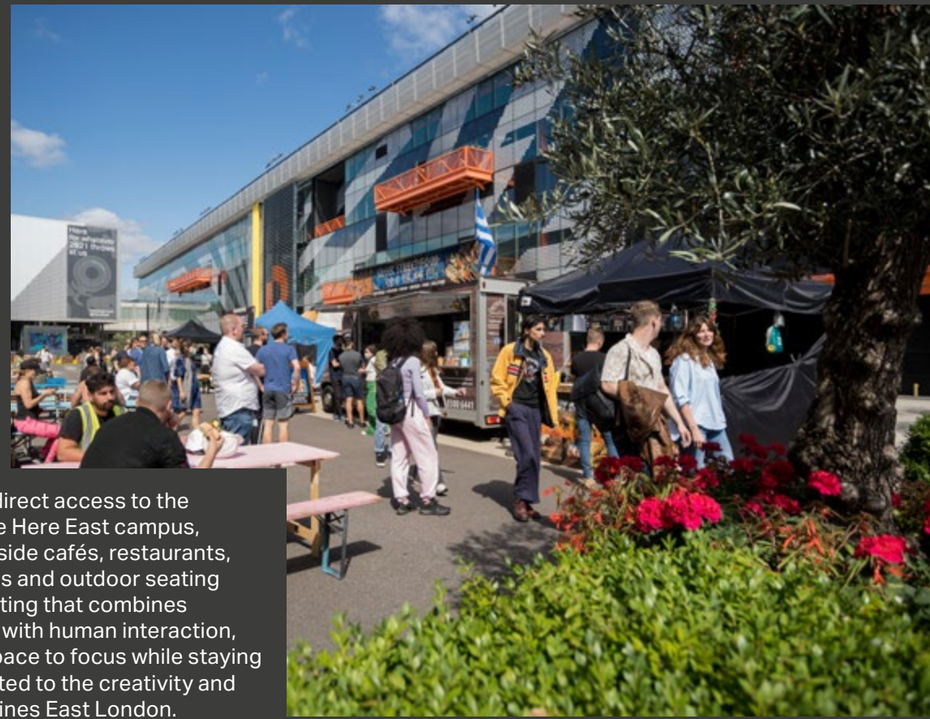




A collaborative engine room

Above: Image by Hufton + Crow for V&A.

A connected campus for everyone.



Tenants enjoy direct access to the amenities of the Here East campus, including canalside cafés, restaurants, wellness studios and outdoor seating areas. It is a setting that combines industrial scale with human interaction, giving teams space to focus while staying closely connected to the creativity and culture that defines East London.



Everything you'll need

- Concierge service at receptions
- Changing and shower facilities
- 8 x passenger lifts and 8 x goods lifts
- Platinum Cycling Score Award
- Electric shuttle to Stratford stations
- Bookable meeting pods
- Secure bicycle storage
- Street food vendors in the Yard
- PFM Sustainability Winners 2023
- Secure telecoms room
- Space for events and collaboration
- Lockers and dedicated drying rooms
- Restaurants and cafés on Canalside
- ISO 14001 Accredited
- Platinum Active Score Award
- High speed fibre and Wi-Fi connectivity
- 24 hour security and manned dock office
- Gym and wellness studios on Canalside
- ECB Rated B Accredited
- 2.4m to 11.6m floor to ceiling heights

The Building

Large full height atriums

Three full height atriums create striking arrival spaces, complete with suspended meeting pods and a dedicated front of house team.

The Yard

A lively outdoor hub for street food, events and collaboration. The Broadcast Centre enjoys direct access to the Yard, placing tenants at the centre of campus activity.

Dedicated telecoms room

A secure telecoms room within the Broadcast Centre provides tenants with access to diverse on-site fibre infrastructure and connectivity provision.

Large studio spaces

Studio spaces provide exceptional scale and flexibility, making them ideal for creators, makers and production teams working at pace and volume.

Light filled office spaces

Bright, open workspaces with excellent views across the Yard and the Olympic Park. Many offer split mezzanine levels, with selected units featuring private balconies.



Office and studio spaces with real presence.

The Broadcast Centre brings together flexible office spaces and large-scale studio environments in a single, adaptable building. From workspaces overlooking the campus to large studios designed for making and experimentation, the building offers the freedom and infrastructure to shape spaces around how teams work best.

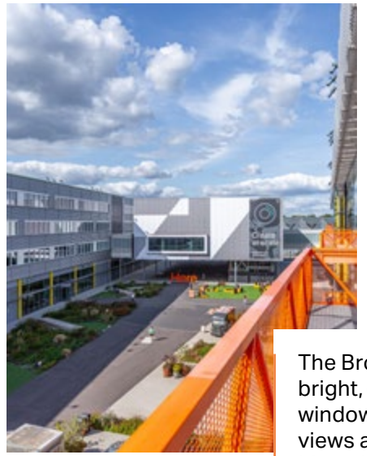
Studio spaces designed for creating at scale

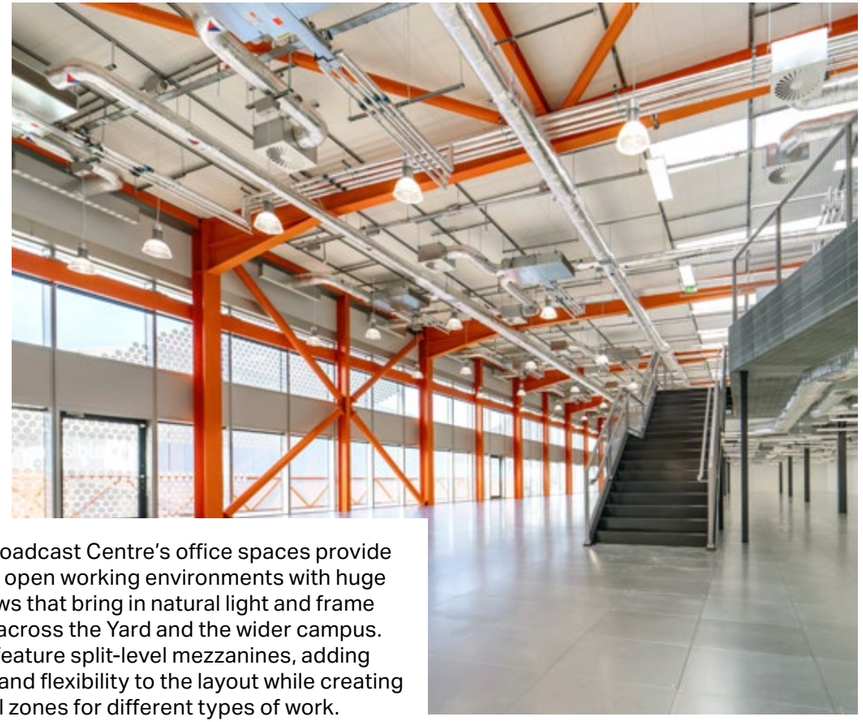
The Broadcast Centre's studio spaces are defined by scale and capability. Impressive high ceilings, robust load capacity and flexible layouts create the conditions needed for demanding production and technical work. Direct servicing access and generous power provision ensure each space can support complex requirements.

The studios lend themselves to a wide range of uses, from content production and set build, to research, prototyping and large-scale creative projects. With the freedom to tailor layouts and infrastructure, each studio can be shaped to suit specific requirements.



Office spaces that inspire.





The Broadcast Centre's office spaces provide bright, open working environments with huge windows that bring in natural light and frame views across the Yard and the wider campus. Many feature split-level mezzanines, adding depth and flexibility to the layout while creating natural zones for different types of work.



From the expansive V&A East Storehouse to the specialist studios and teaching facilities of LMA, Hawk London's high end cinema equipment rental operation, and the R&D labs of UCL, the Broadcast Centre showcases the breadth of what is possible within a single building. These diverse uses highlight the flexibility of the architecture and the freedom for tenants to realise highly individual visions at scale.

When ideas meet space



The Broadcast Centre is home to a remarkable range of tenants who have transformed the spaces in bold and imaginative ways.



Below: Umbilical by Conrad Shawcross, housed in the Broadcast Centre studios.

A community of innovators, thinkers and creatives

Below: Collaborative event hosted in LMA's event space during SXSW London.



The Here East campus is a vibrant ecosystem where startups, scale ups, established companies and leading institutions work side by side. It brings together an exceptional mix of talent across technology, design, culture and education, creating a place where collaboration happens naturally and ideas move fast.

Here East is a campus where businesses thrive, partnerships grow and innovation comes to life.



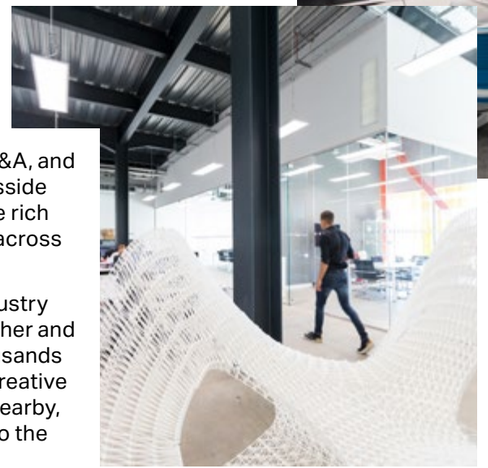
Left: Behind the scenes of a working museum at V&A East Storehouse. Image by Bet Bettencourt.



Above: Staffordshire University London, one of five universities on campus.

Organisations such as Plexal, the V&A, and universities including UCL and Teesside University London contribute to the rich mix of expertise and perspectives across the campus.

A lively calendar of cultural and industry events brings the community together and sparks new connections. With thousands of students on site and a growing creative and technology community living nearby, tenants have unparalleled access to the next generation of talent.



Left: World-class 3D services from Hobs 3D, located in the Broadcast Centre.

An exciting wider community right on your doorstep.



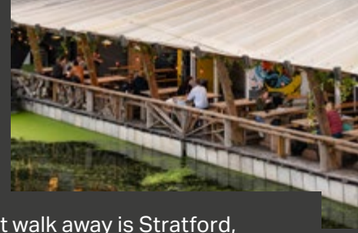
Step outside the campus and you are immediately connected to one of the most exciting neighbourhoods in London. Here East sits beside the Queen Elizabeth Olympic Park, offering acres of green space, world class sporting venues and a growing cultural district that continues to transform the area.



Queen Elizabeth Olympic Park is one of London's most exciting new cultural districts. It is home to world class organisations including Sadler's Wells, BBC Studios, the London College of Fashion and UCL, bringing creativity, performance and innovation to the area.







A short walk away is Stratford, now one of London's fastest evolving centres for retail, dining, entertainment and work. A growing mix of global brands, independents and cultural spaces has made it a major destination in its own right.

In the other direction lies Hackney Wick, known for its creative energy, independent studios, canalside culture and distinctive artistic community. It brings a raw, inventive spirit that perfectly complements the ambition of the campus.

Together, these neighbourhoods reflect the best of East London. Dynamic, diverse and full of momentum, this wider community offers businesses access to culture, talent and opportunity at every turn.

Connected to all of London

Here East is connected to London through three transport hubs: Stratford, Stratford International and Hackney Wick, offering fast and convenient links across the city and beyond. Cycle routes, canalside paths and extensive bus services make getting to and from the campus straightforward from every direction. A large adjacent car park and immediate access to the A12 provide easy access to the campus by car.







The Here East shuttle runs every ten minutes between the campus and both Stratford stations. From Stratford, Tottenham Court Road can be reached in 15 minutes on the Elizabeth line and St Pancras is just 7 minutes away via Stratford International.

Stratford is one of the best connected locations in the capital.

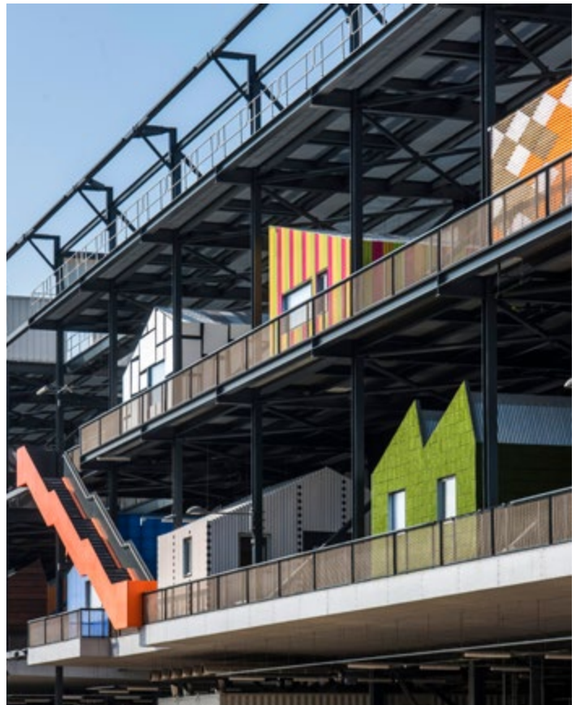


A short walk or a dedicated shuttle ride takes you to Stratford and Stratford International, with fast access to the London Underground, London Overground, the DLR, National Rail and the Elizabeth line making travel across London and to major airports simple and well supported.

Here East is built on a strong commitment to sustainability and social impact.

The campus runs on low carbon district energy, supports active travel through extensive cycle facilities, and makes use of repurposed Olympic legacy buildings. Biodiversity is supported through green roofs, canalside habitats and ongoing landscape improvements across the park.

Sustainability here goes beyond the environment. The campus works closely with local schools, cultural institutions and community partners to create opportunities, develop skills and support the next generation of talent in East London. For businesses, this is a place where ESG ambitions can be strengthened simply by being part of a campus designed for positive impact.











Building Specification

Floor Heights

Offices

- First floor: 3.9 m clear to services; 5.46 m to soffit
- Second floor: 2.58 m clear to services; 3.18 m to soffit
- Third floor (mezzanine units): 2.4 m clear to services; 3.79 – 4.35 m to soffit

Studios

- Ground floor: 9.35 m clear height to services zone; 10.9 m soffit
- Second floor: minimum 6.1 m clear height to services zone; 8.3 m to 11.6 m soffit

Floor Loading

Offices

- 3.5 kN/sq m + 1.0 kN/sq m

Studios

- Ground floor: 50 kN/sq m
- Second floor: 10 kN/sq m
- Plant areas: 5 – 7.5 kN/sq m

Balconies

- 2 m projecting and 2.5 m recessed balconies to west elevation office units

Heating, Cooling & Ventilation

Offices

- Four-pipe fan coil air-conditioning
- Fresh air via ducted AHU systems
- Natural ventilation in atria via BMS-controlled louvres

Studios

- Heating and chilled water provided to tenant boundary
- Louvre zones provided for future tenant ventilation systems

Connectivity

- High-capacity fibre network offering 50 Mb/s to 10 Gb/s
- Wi-Fi across main areas of the campus with potential to extend into tenant spaces
- Dedicated comms risers and cable management

Toilets & Showers

- 10 male
- 10 female
- 3 accessible showers plus drying rooms on the ground floor

Servicing & Waste

- Servicing to offices via south loading bay and service corridors
- Studios serviced via north and south loading bays
- Loading bay with direct access to goods lifts
- Centralised recycling and waste management provided by estate team

Electrical Services

- Office supply: 110 kVA 3-phase
- Studio supply: up to 250 W/sq m
- Standard office power allowance: 50 W/sq m
- High-efficiency linear lighting (350–450 lux)

Fire Safety

- Addressable fire detection and voice evacuation throughout
- Smoke vents to atria and stair cores
- Studio tenants to install smoke control systems for units >1000 m^2

Security

- Access control to building perimeter and lifts
- Infrastructure in place for tenants to extend systems
- CCTV to receptions, yard and key circulation areas
- Dedicated security team

Lifts

- 3 passenger lifts (South offices, incl. one passenger/goods)
- 2 goods/passenger lifts (Central atrium, 4,000 kg)
- 3 passenger/goods lifts (North atrium: 2 × 4,000 kg, 1 × 2,000 kg)
- 2 heavy goods lifts (South service yard, 6,000 kg, drive-through capability)

Facade & Glazing

- Anodised aluminium framed double glazing
- 60 percent frit pattern for solar control
- Acoustic performance: Rw 30–35 dB (offices)

Contact an agent for lettings enquiries.

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