



Poplar Riverside, Levan Road, Poplar, London, E14 0GQ



TO LET

**A1, A2, A3, A4, B1 &
D1 units available
within a new
development**

16 units to let located on the banks of the River Lea. Just 1.7 miles from Canary Wharf. The units have a range of uses such as office, retail, bar, restaurant and nursery.



- Units Ready In 2023, 2024 And 2025
- Conveniently located
- Shell and core with capped services
- 4 Stations within a 10-minute walk
- Easy commute to the City
- 2,800 homes being built over the all phases



Over the next 20 years, Poplar Riverside will deliver 2,800 homes, a new school, a park, and a considerable range of commercial and retail spaces, set across a 20 acre site running adjacent to the River Lea. Phase 1 (in which all currently advertised spaces are situated) includes 643 homes, 14 flexible workspace units, a food shop, café, pub, nursery, and gym, as well as a community centre and the park. Phase 1 is due for practical completion in November 2025.

The current opportunity includes:

All 14 units in Phase 1 allocated for multiple uses (including market rate and affordable) totalling 3,059m²

Practical completion is planned for between August 2023 and November 2025. The details of the different spaces are outlined in detail later in this document.

All spaces will be leased as shell and core with capped services.

Location

Poplar Riverside is located on the banks of the River Lea just 1.7 miles from Canary Wharf. The scheme will include over 2,800 homes and a 2.5-acre public park, conveniently situated in Zone 2/3. On foot, Canning Town Underground station is under a mile away, while by bike, Canary Wharf can be reached in 12 minutes and Stratford in 16 minutes. The 20 acres at Poplar Riverside are being transformed into a genuine indoor/outdoor living experience with over half the area dedicated to green, open space.

The new public square at the centre of Poplar Riverside is primed to host events, whilst the riverside pub, commercial gym, crèche, grocery stores, restaurants, cafés and 500m riverside walkway provide the potential to connect to a proposed new pedestrian bridge* over the river for an easy commute to the City.

Transport links

East India DLR Station: 0.6 miles

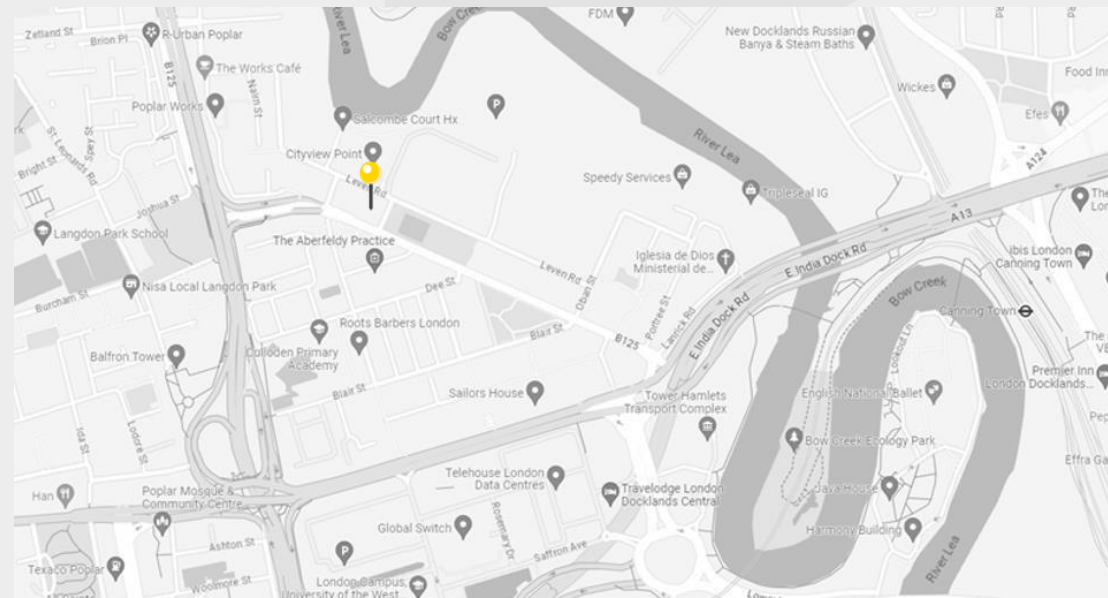
Canning Town Underground Station: 0.9 miles

Bromley-By-Bow: 1 mile

Stratford International Rail Station: 1.9 miles

London City Airport: 2.5 miles

Liverpool Street: 3.2 miles



SITE PLAN

With the River Lea flowing along two sides of Poplar Riverside, living here offers a constant connection to nature. The neighbourhood's facilities, shops and restaurants are all located in the bustling West quarter.

- KEY**
-  Phase 1
 -  **1** **P** Parking for Sales and Marketing Suite
 -  **2** The Riverside Club
 -  **3** 24-hour concierge
 -  **4** Children's play area
 -  **5** Leven Banks park
 -  **6** Sales and Marketing Suite and Showhome



Accommodation / Availability

Name	sq ft	sq m	Expected PC
Unit - 3	452.08	42	30/11/2025
Unit - 5	5,747.93	534	30/11/2025
Unit - 8	1,808.34	168	30/01/2024
Unit - 9a	4,402.44	409	30/08/2023
Unit - 9b	3,078.48	286	11/11/2025
Unit - 10a	1,356.25	126	30/08/2023
Unit - 10b	1,431.60	133	30/08/2023
Unit - 11	3,519.80	327	30/01/2024
Unit - 12	2,809.38	261	30/01/2024
Unit - 13	839.59	78	30/04/2024
Unit - 14	925.70	86	30/04/2024
Unit - 15	2,109.73	196	30/09/2023
Unit - 17	4,445.50	413	28/02/2024
Ground - Nursery	3,907	362.97	June 2024
Ground - Bar & Cellar	5,338	495.92	December 2024
Ground Café & Café Mezzanine	2,830	262.92	November 2025
Total	45,001.82	4,180.81	

Tenure

New FRI Lease direct from the landlord

EPC

To be confirmed

Rent

From £20 per sq ft

Service charge

Estimated £3 per sq ft

Contacts

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