

Leaside Lock

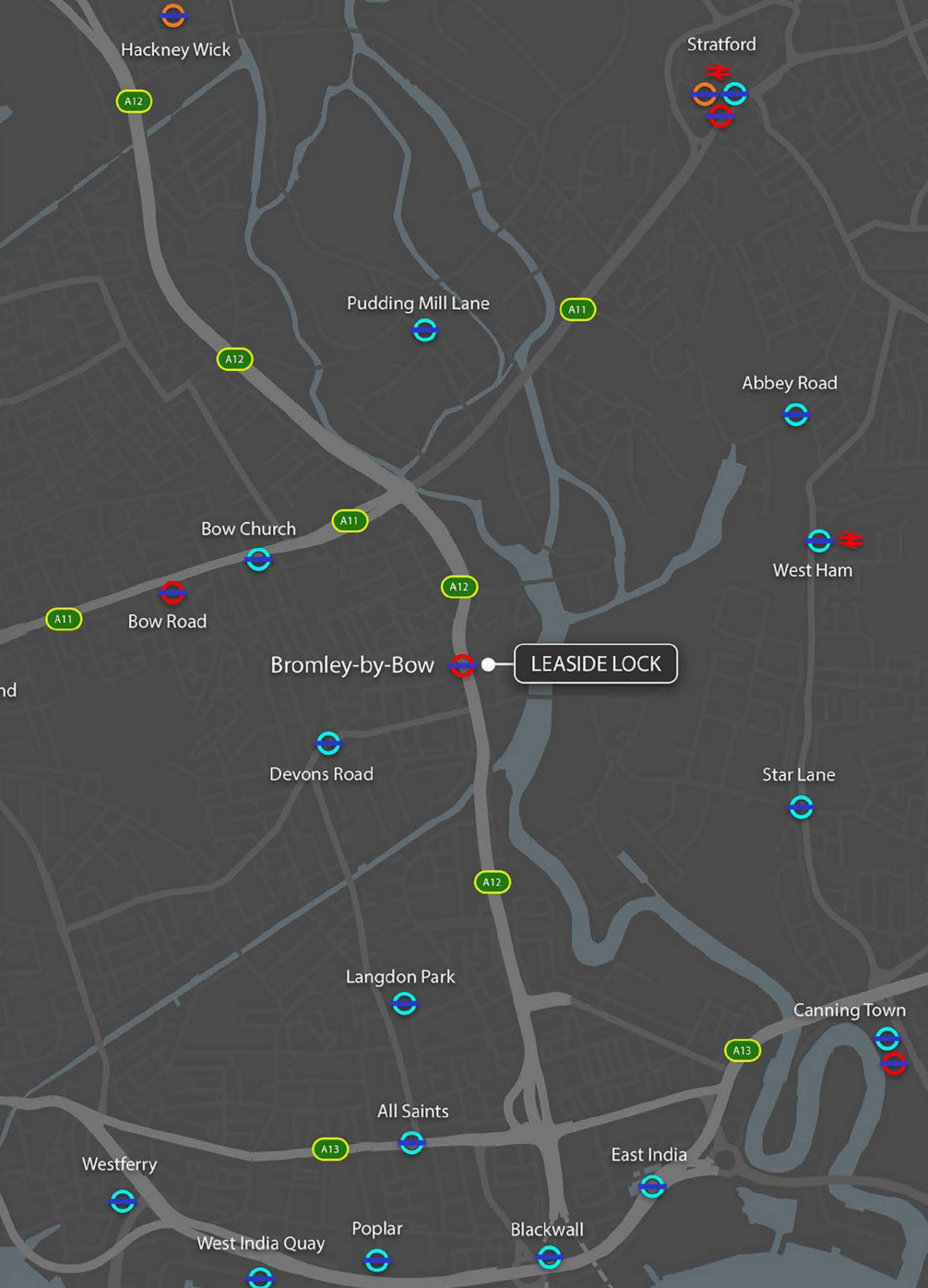
Bromley-by-Bow

- New District Centre Development in Zone 2/3 Location.
- Adjacent to Bromley-by-Bow Tube Station.
- Over 38,000 sqft of retail, leisure and workspace accommodation in development.
- 962 new residential units on site with 500 units in Phase 1 complete and occupied.
- Subject unit located under north of High End BTR Scheme, which houses co-working, private dining and roof terrace.

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DESCRIPTION

Leaside Lock, Bromley-by-Bow sits at the heart of the Greater London Authorities' Stratford Opportunity Area. Infrastructure investment across the area is already underway, including support the delivery and expansion of new and existing schools, healthcare facilities, and improved access to the Lower Lea Valley.

The London Legacy Development Corporation is the catalyst for the introduction of Retail, Flexible Workspace and Private Workspace. Leaside Lock is a key part of this regeneration, with The Guinness Partnership delivering over 962 homes and a range of commercial spaces that create a key entry point from Bromley-by-Bow station. With an ongoing mixed regeneration of the Olympic Park, Leaside Lock is a gateway to the park and very much part of the regeneration movement in this area.

LOCATION

Leaside Lock is located on the east side of the A12, directly opposite to Bromley-by-Bow station, which provides a 12-minute commute to Bank and 16 minutes to Canary Wharf. The underground station is currently undergoing a £4 million redevelopment as part of wider investment.

Bromley-by-Bow is a part of the London Borough of Tower Hamlets in East London. To the north and west is Bow, to the east is Stratford and West Ham, and to the south is Poplar and the Docklands. Being well-positioned for Canary Wharf, the City and Stratford, Leaside Lock can be easily reached by all means of different transportation.

SCHEME OVERVIEW

The District Centre will see the delivery of a myriad of commercial uses including workspace, retail, gym and leisure.

Focused around an attractive piazza, located in the market square, where there will be regular farmers market style events hosted in the area. The scheme creates a gateway to the River Lea and the nearby Sugar Loaf Island development which will house circa 624,000 sq ft of office accommodation and 1,200 new homes. This is a highly designed environment by award winning architects Assael.

The non-residential offer, located on the ground and mezzanine levels contained within Blocks A, B, C, D and E, provides the areas shown below.

RENT

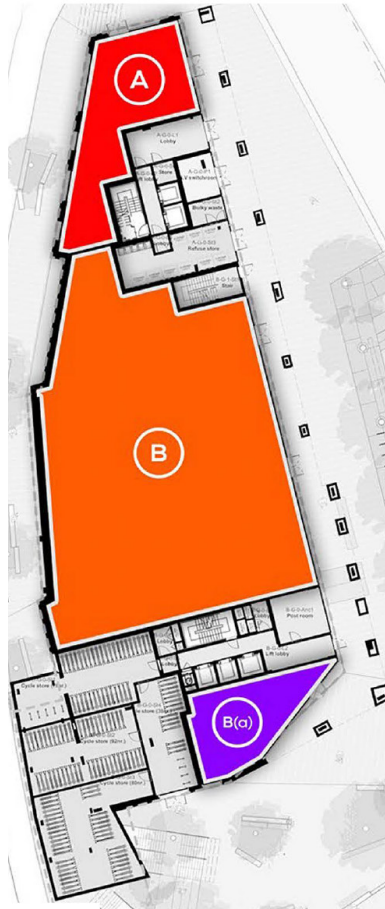
On application.

SERVICE CHARGE

On application.

RATEABLE VALUE

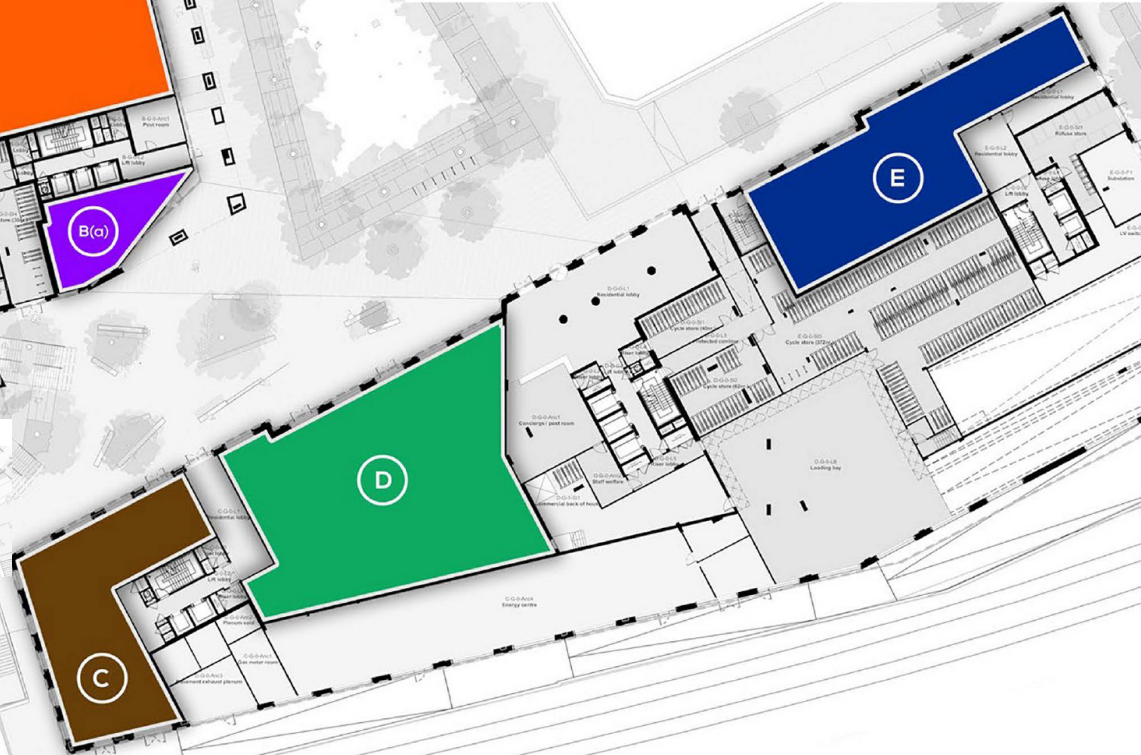
To be re-assessed.



Bromley-by-Bow

| Block | Unit | Floors | Size | Use | Status |
|-------|------|--------------------------|---------------------------|--------------------|-------------------------------------|
| C | 1 | Ground Floor | 2,461 sq ft / 288 sq m | Convenience Retail | Let to a National convenience store |
| D | 1 | Ground Floor | 5,153 sq ft / 479 sq m | Retail / Leisure | Available |
| E | 1 | Ground Floor & Mezzanine | 12,688 sq ft / 1,177 sq m | Gym | Let to National Gym user |

Jackson Criss are instructed to market the commercial accommodation in Block D.



PLANNING & REGENERATION

The subject unit forms part of the a wider Masterplan comprising a mix of uses including retail, employment and community uses, a primary school and open space, in a range of buildings up to 25 storeys high. When completed the wider scheme will included: 1690 residential units, 1 over 130,000 sq ft of commercial space, parking, public realm, communal courtyards and play areas.

The total site is approx. 9 hectares in size and joins the urban motorway of the A12 to the west, the railway line to the south, and the River Lea Three Mills conservation area and future Sugar House Lane development area to the east.

FURTHER INFORMATION

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