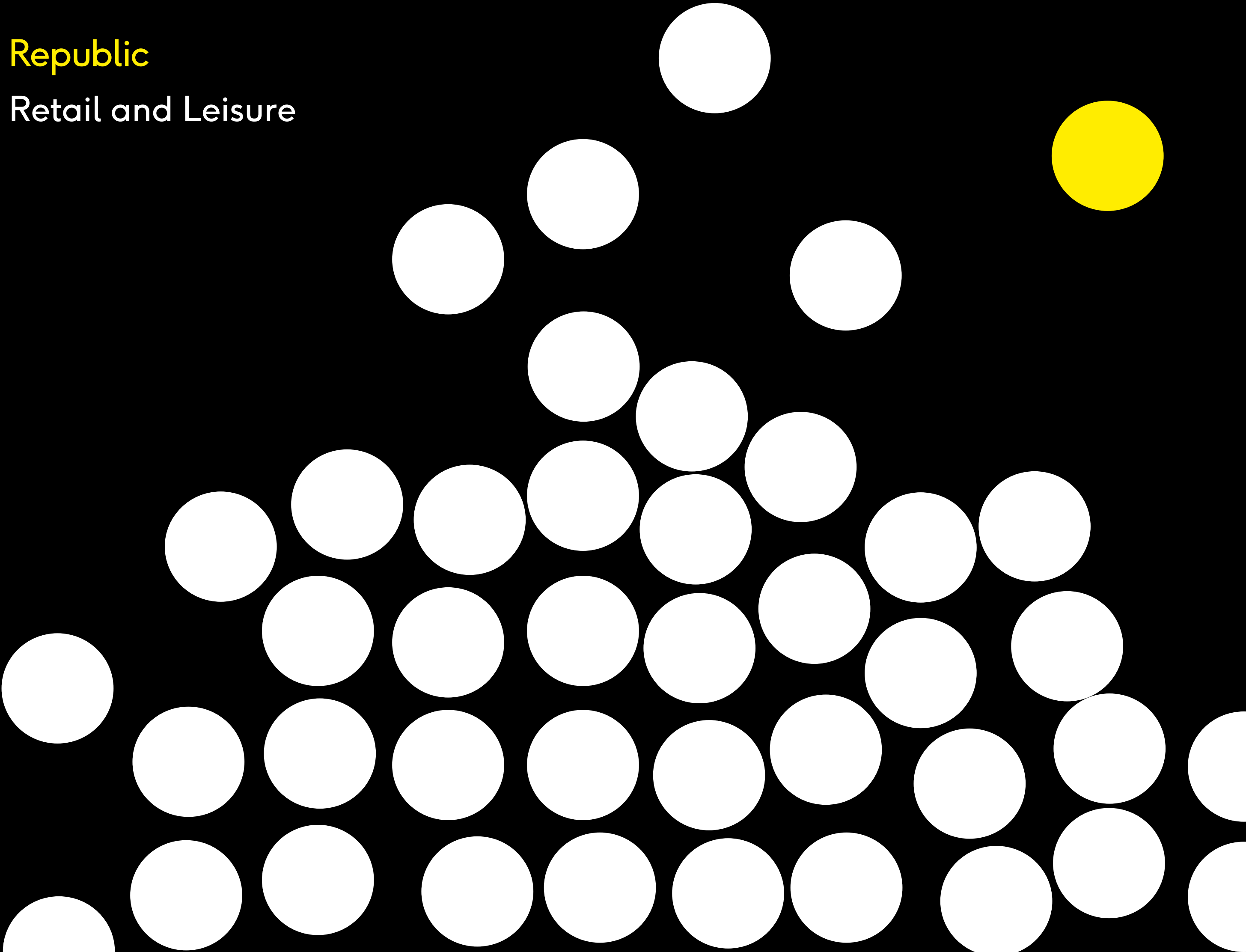


Republic

Retail and Leisure



The background is split vertically into a black left half and a yellow right half. A pattern of circles is overlaid on both halves. On the black side, there are white circles; some are arranged in a grid at the top, while others are scattered below. On the yellow side, there are yellow circles, also arranged in a grid at the top and scattered below. The word "Republic" is written in yellow on the black background.

Republic











We are Republic

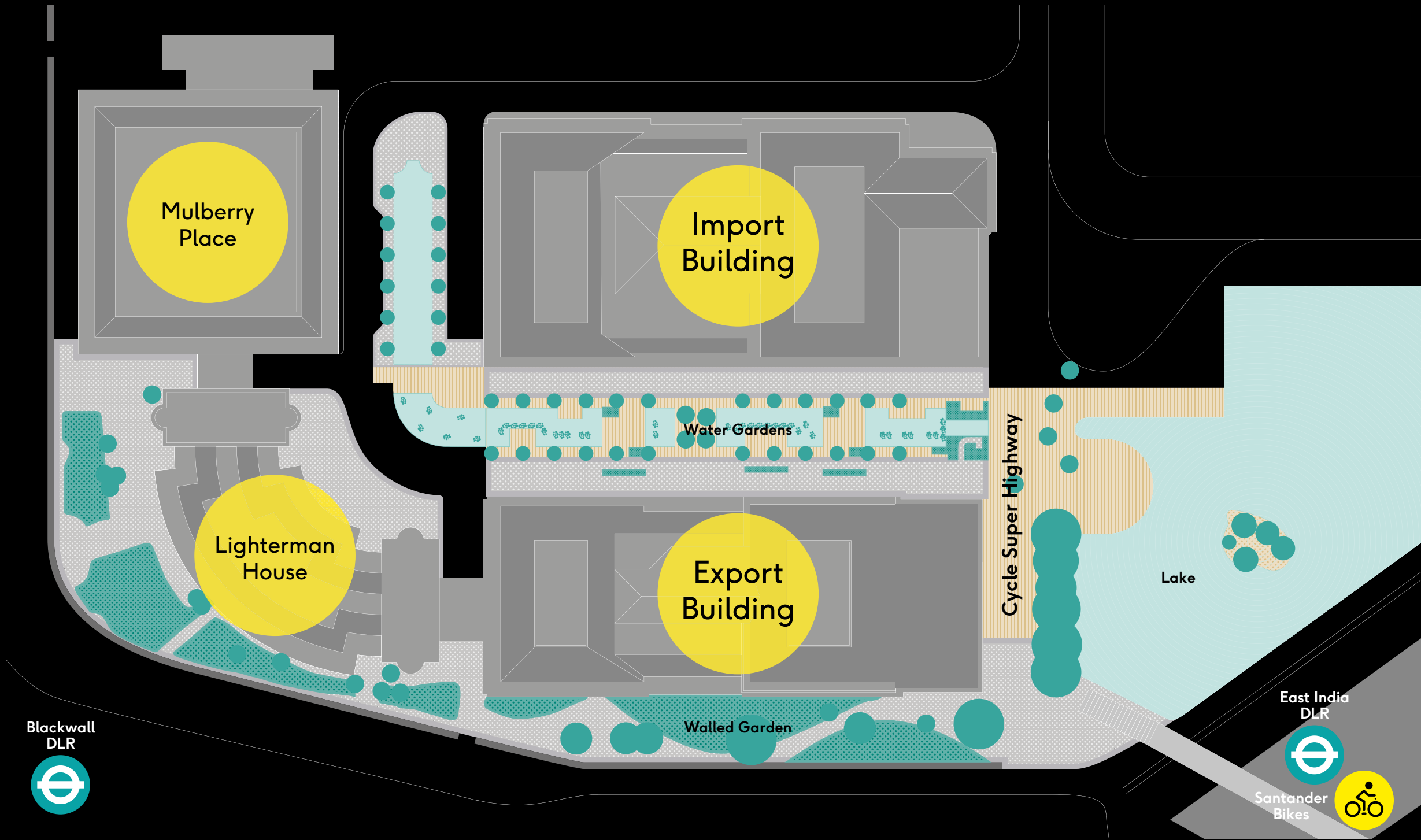
A 720,000 sq ft contemporary office campus in East London – a state of independence for an independent state of mind.

Republic offers 43,000 sq ft of retail and leisure space, centred around a stunning water garden and public realm.

Masterplan

Import Building:	281,331 sq ft
Export Building:	232,480 sq ft
Lighterman House:	64,983 sq ft
Mulberry Place:	142,375 sq ft
Total	721,169 sq ft

Plan not to scale.  
For indicative purposes only.



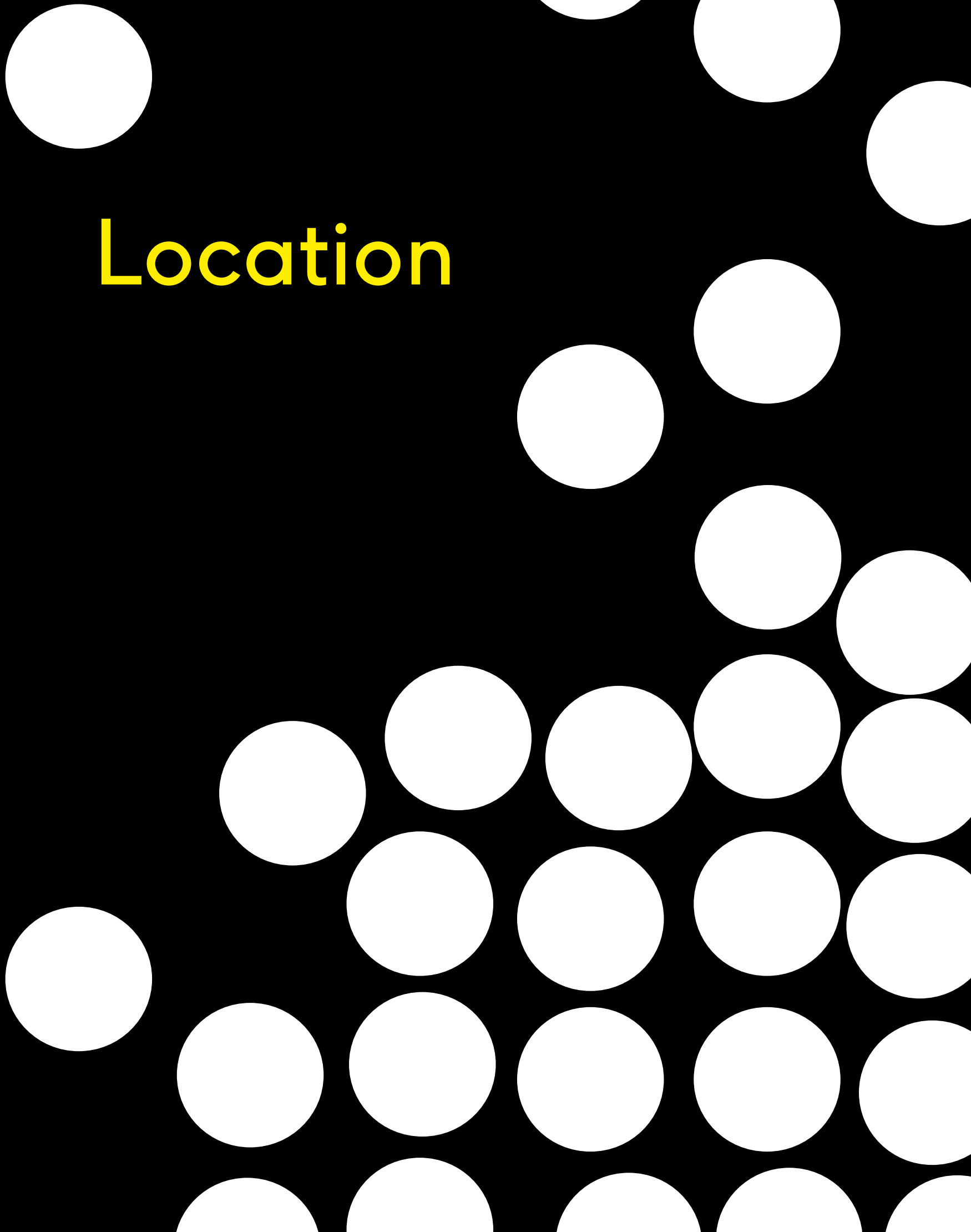


Republic is at the centre of a dynamic, rapidly evolving East London district surrounded by a burgeoning residential population. It is within easy walking distance of Canary Wharf and is connected to the City and West End by excellent transport links.

The Import and Export Buildings consist of 514,000 sq ft of office space for creative and innovative businesses. Republic is already home to a dynamic mix of sectors from digital media and international telecoms giants to co-working and charities.

Retail and leisure units are available from 616 sq ft to 17,714 sq ft.



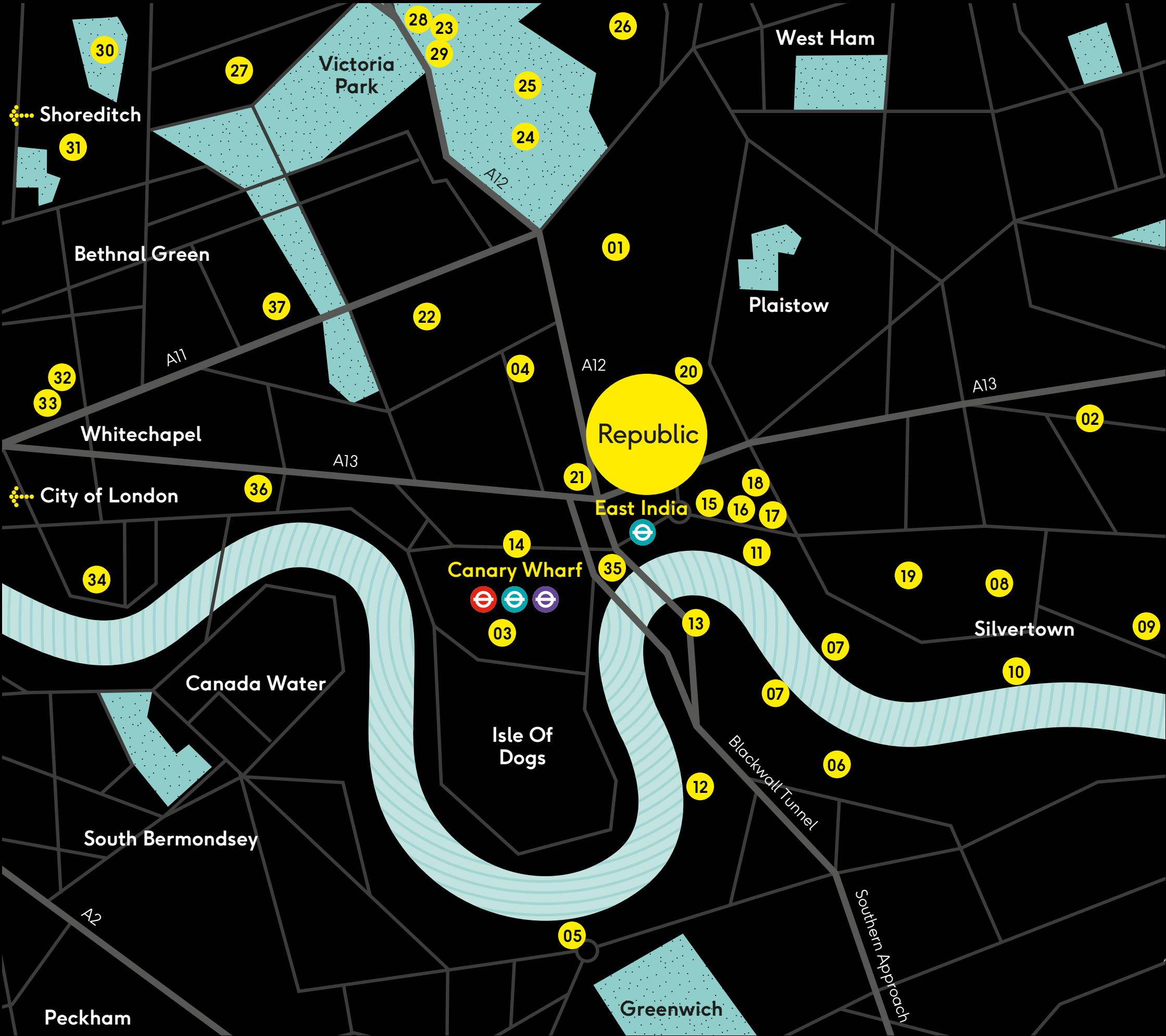


Location



Docklands  
The Bigger Picture

Landmarks	
01	3 Mills Studios
02	Beckton District Park
03	Canary Wharf
04	Chrip Street Market
05	Cutty Sark
06	Greenwich Peninsula Ecology Park
07	Emirates Air Line Cable Car
08	ExCel London
09	London City Airport
10	Thames Barrier Park
11	Trinity Buoy Wharf
12	Meantime Brewing Company
13	The O2
14	Crossrail Place
15	Limmo Peninsula Ecology Park
16	London City Island
17	English National Ballet
18	National Film School
19	Royal Victoria Dock
20	Aberfeldy Village
21	Blackwall Reach
22	Poplar Union Arts Space
23	Fish Island
24	The London Stadium
25	Queen Elizabeth Olympic Park
26	Westfield Stratford City
27	Victoria Park Village
28	Cornerstone
29	Crate Brewery & Pizzeria
30	London Fields
31	Broadway Market
32	Brick Lane
33	Whitechapel Gallery
34	Tobacco Dock
35	New Providence Wharf
36	The Troxy
37	Queen Mary University





Connection

Key Travel Times (from East India DLR)



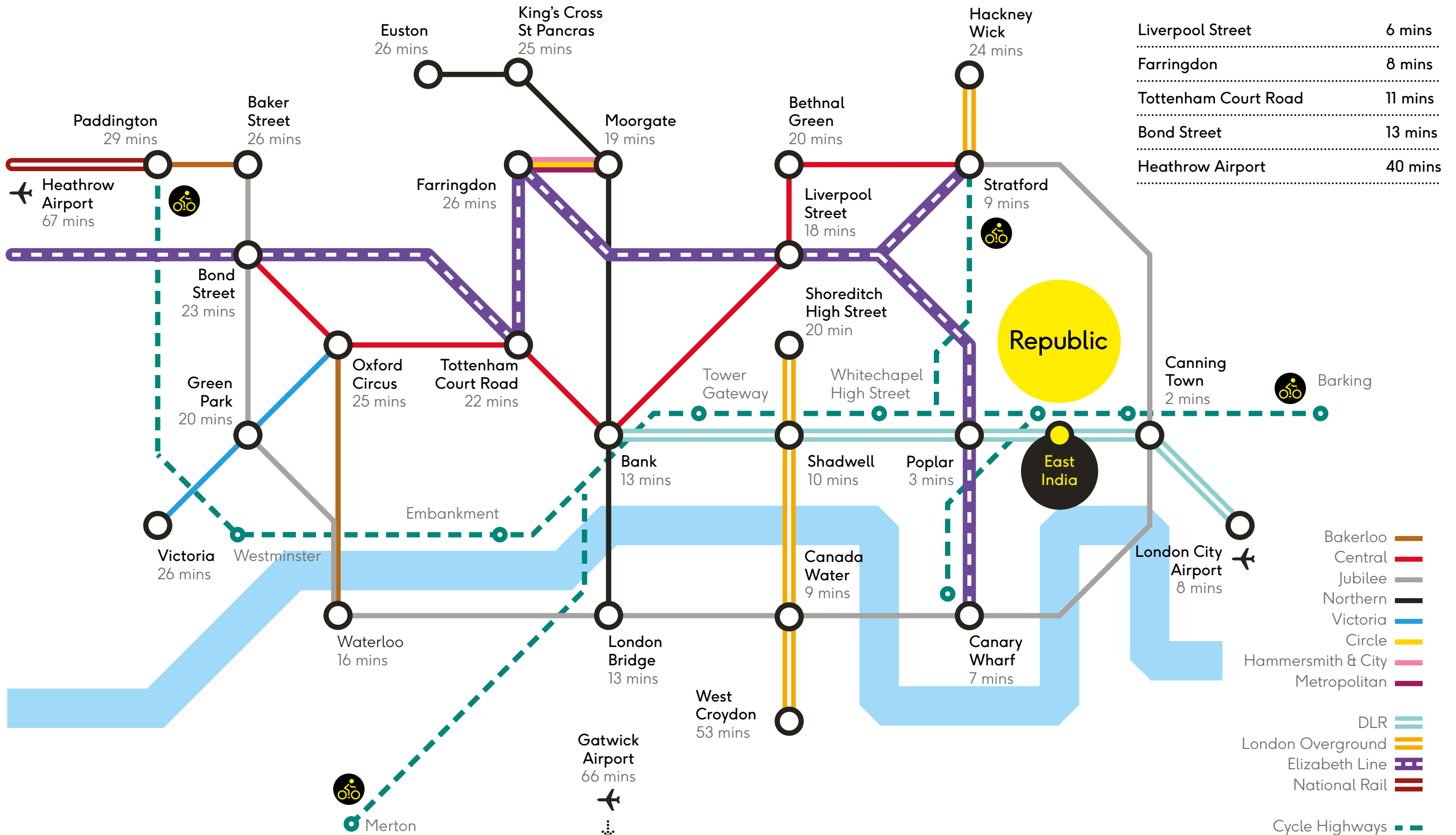
Key Facts





.....

**Elizabeth Line**  
from  
Canary Wharf



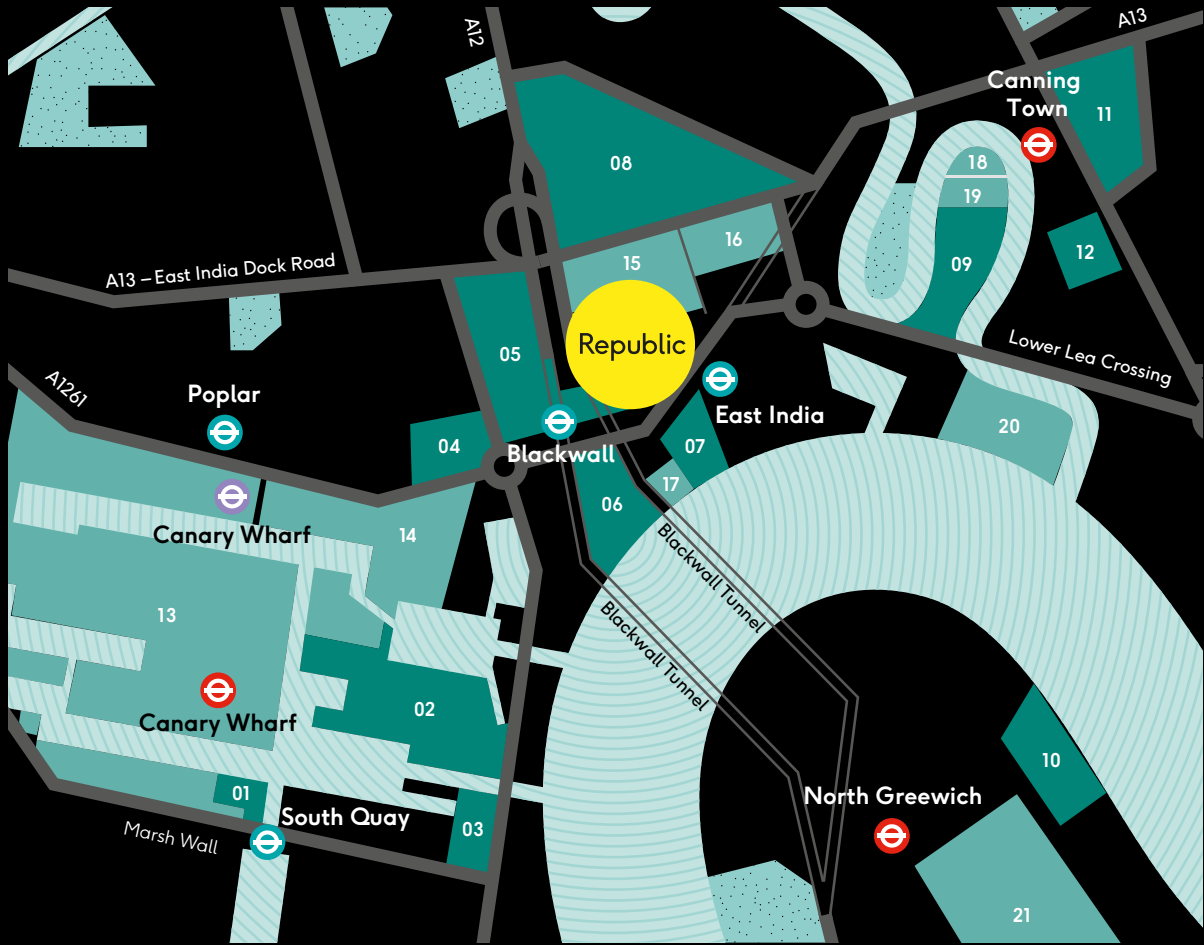
Main map shows travel times from Republic. Source: TfL.



Connection  
Catchment

Republic’s newly transformed campus is at the forefront of East London’s commercial and cultural regeneration.

With over 20,000 new residents coming to the area through new residential developments and over 108,000 workers via new commercial developments – the local catchment population is constantly growing.



Number of residential schemes under construction within eyesight of Republic



Increase in the population of Tower Hamlets over the past ten years



5th fastest growing borough in London for new business growth



Fastest growing borough in the UK for population growth



Local Residential Developments (Under Construction)

- 1 South Quay Plaza  
1,332 Residents
- 2 Canary Wharf  
5,500 Residents
- 3 Dollar Bay  
182 Residents
- 4 Manhattan Plaza  
882 Residents
- 5 Blackwall Reach  
2,250 Residents
- 6 New Providence Wharf  
1,089 Residents
- 7 Blackwall Yard  
1,062 Residents
- 8 Aberfeldy Village  
1,358 Residents
- 9 London City Island  
2,559 Residents
- 10 Upper Riverside  
1,500 Residents
- 11 Hallsville Quarter  
1,650 Residents
- 12 Brunel Street Works  
975 Residents

Local Commercial Developments (Workforce)

- 13 Canary Wharf  
105,000 Workers
- 14 Billingsgate Market  
C. 300 Workers
- 15 Global Switch  
C. 300 Workers
- 16 Telehouse  
500 Workers
- 17 Reuters  
600 Workers
- 18 London Film School  
C. 100 Workers
- 19 English National Ballet  
C. 50 Workers
- 20 Trinity Buoy Wharf  
200 Workers
- 21 Greenwich Peninsula  
1,000 Workers






Onsite  
Amenity





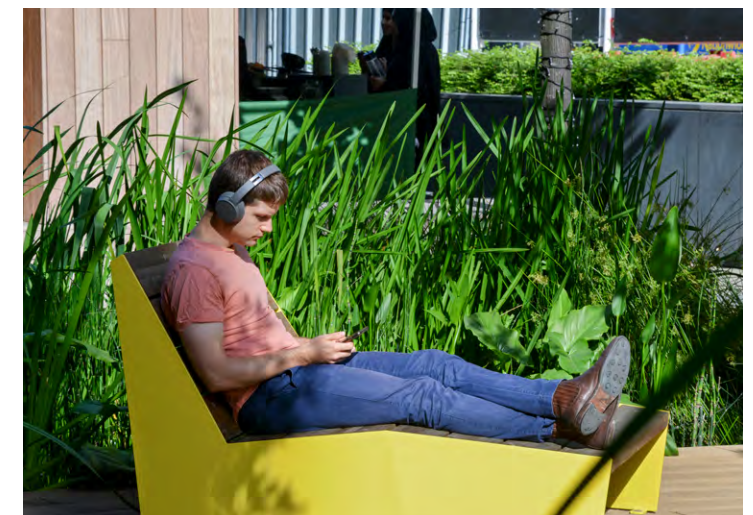


A photograph of a modern, multi-story building with a glass facade and a public water garden in the foreground. The building has a dark, metallic-looking frame and large glass windows that reflect the sky and surrounding environment. The water garden features a series of rectangular basins with water, lily pads, and pink flowers. A paved walkway runs alongside the building, with several people walking. A yellow circle in the top left corner contains text.

Stunning  
water garden –  
a public realm  
at the heart  
of the campus



Communal Facilities  
Public Realm





Eat, Drink, Exercise



Salento  
Italian  
Restaurant



PureGym/  
F45 Training



Simply  
Fresh



The  
Gentlemen  
Baristas

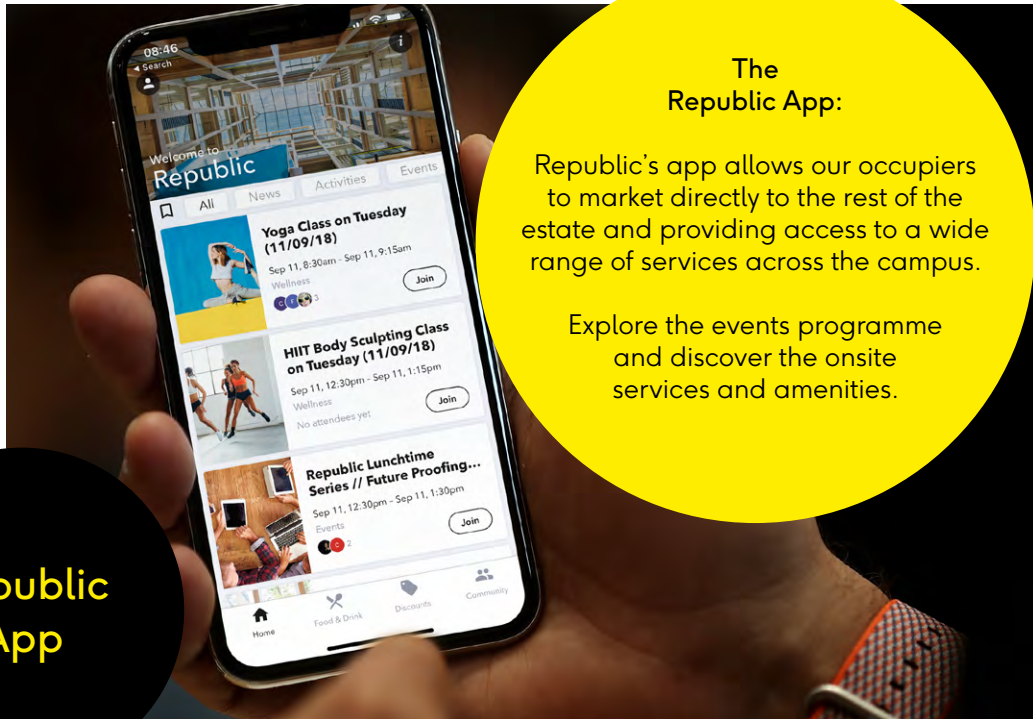




Community



Events



Republic App

The Republic App:

Republic's app allows our occupiers to market directly to the rest of the estate and providing access to a wide range of services across the campus.

Explore the events programme and discover the onsite services and amenities.



A year-round schedule of events and activities to exercise the mind and body

Wellness





Available  
Space

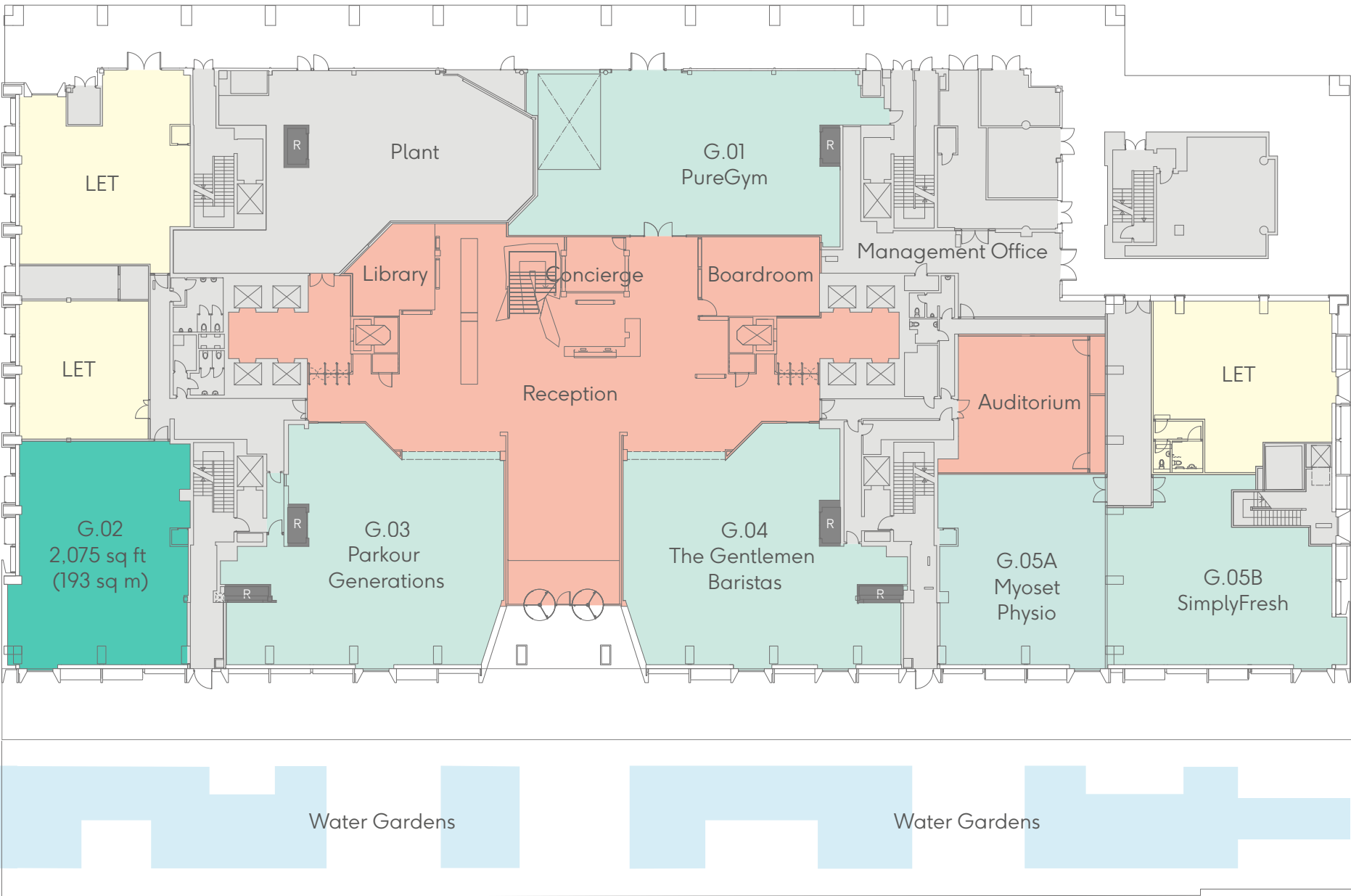




Import Building  
Ground Floor Plan

Retail Unit	
G.01	PureGym
G.02	2,075 sq ft / 193 sq m
G.03	Parkour Generations
G.04	The Gentlemen Baristas
G.05A	Myoset Physio
G.05B	SimplyFresh
Total Retail	2,075 sq ft / 193 sq m

Timing	
Available now	
Uses:	
Retail, restaurant, bar and leisure uses considered	



MYOSET



Available	●
Let	●

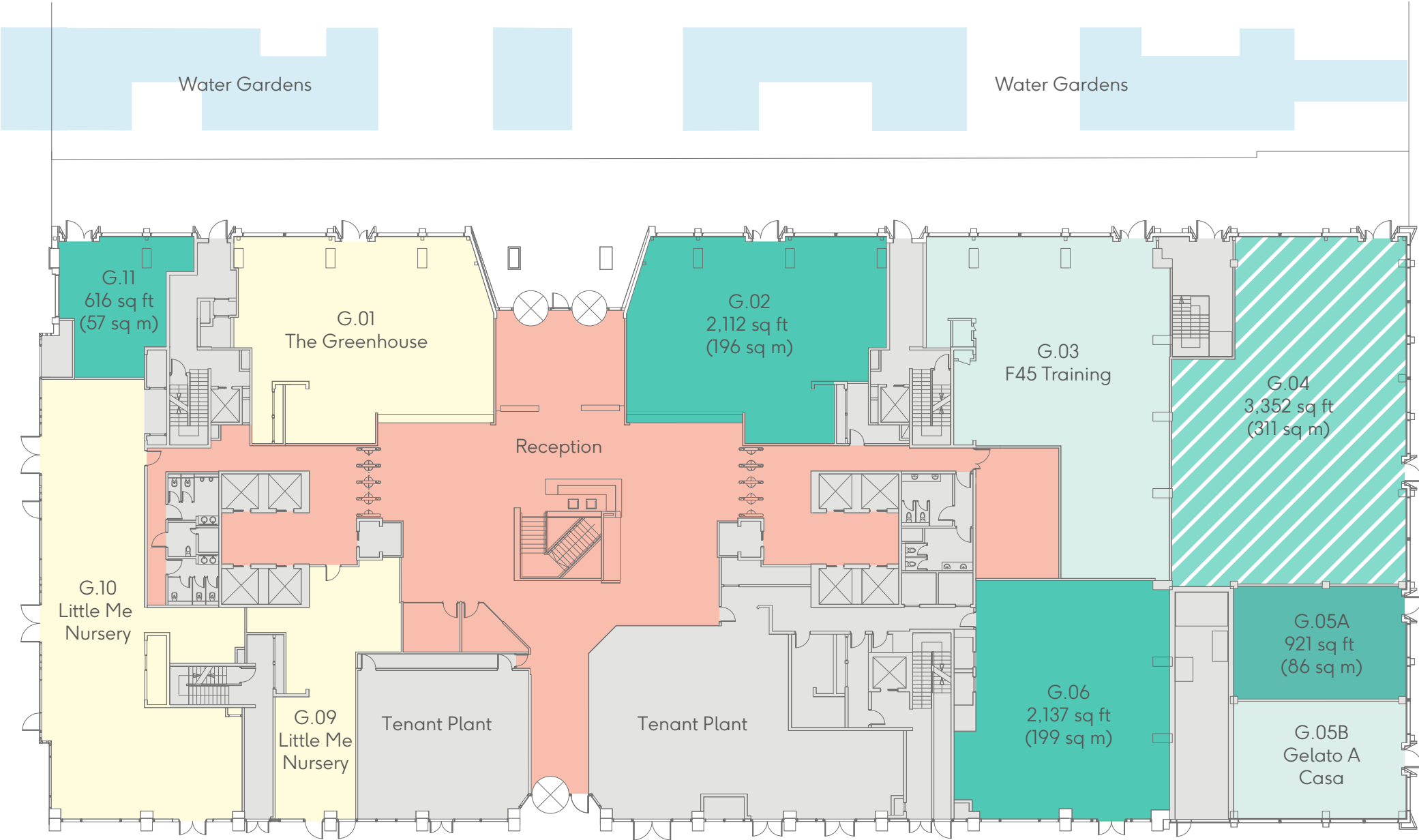




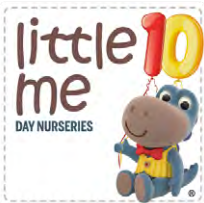
Export Building  
Ground Floor Plan

Retail Units	
G.01	The Greenhouse
G.02	2,112 sq ft / 196 sq m
G.03	F45 Training
G.04	Under Offer
G.05A	921 sq ft / 86 sq m
G.05B	Gelato A Casa
G.06	2,137 sq ft / 199 sq m
G.09	Little Me Nursery
G.10	Little Me Nursery
G.11	616 sq ft / 57 sq m
Total Retail	5,786 sq ft / 538 sq m

Timing	
Available Now	
Uses:	
Retail, restaurant, bar and leisure uses considered	



Available	●
Let	●
Under Offer	●



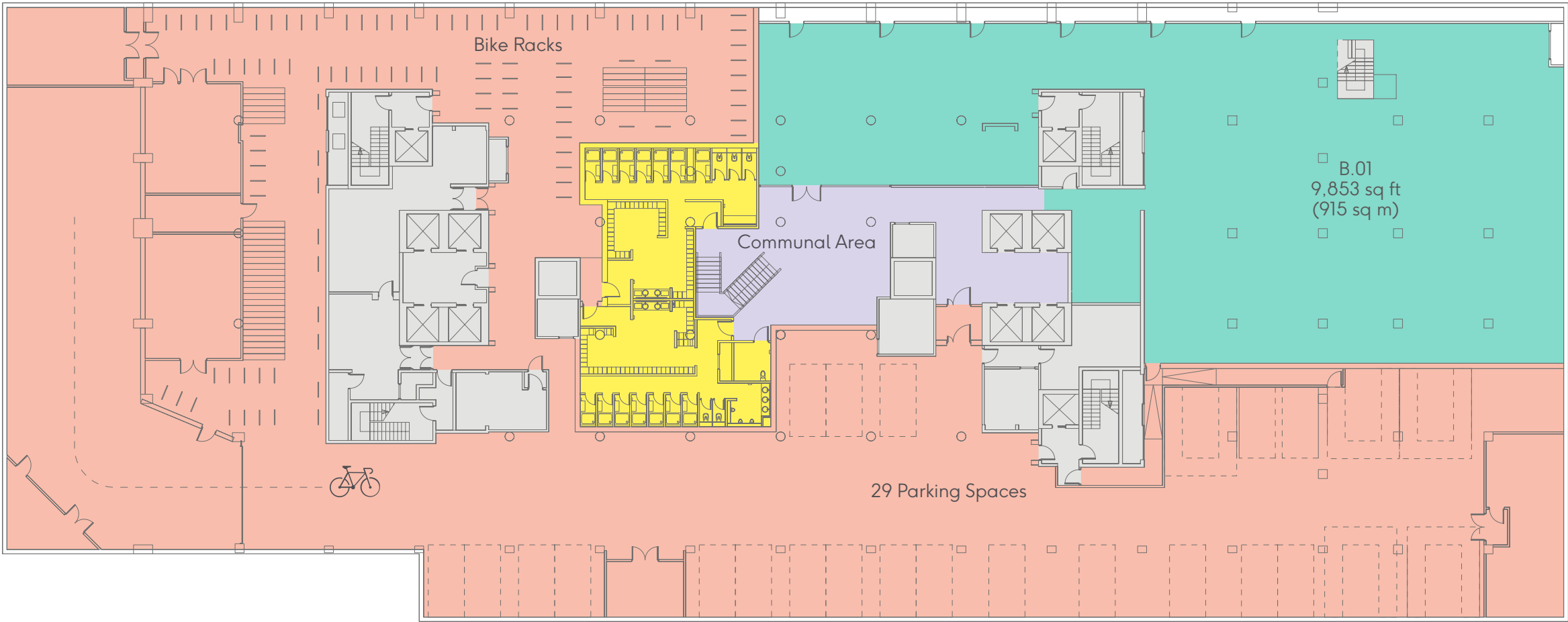
Floor plans not to scale.  
For indicative purposes only.





Export Building  
Basement Floor Plan

Basement		
B.01	9,853 sq ft / 915 sq m	



Available Retail/Event Space	●
Showers	●
Reception and Tenant Amenities	●
Communal Area	●
Core	●







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Details

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TRILOGY



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