



# Retail, Leisure and Workspace Opportunities

Unit sizes from 1,034 sq ft to 4,154 sq ft



FORTUNES  
DOCK

AT HALLSVILLE QUARTER

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## Grainger PLC Fortunes Dock, Hallsville Quarter

- 11 ground floor commercial units available underneath Grainger's two Build to Rent blocks (totalling 278 residential units).
- Approximate unit GIAs range from 1,034 sq ft to 4,154 sq ft.
- A variety of planning consent across the units, including A1-A5, B1 and D2 options.
- Units located opposite Canning Town tube station accessing DLR, and London Underground services.
- Access to the new London Crossrail network as Custom House, Elizabeth Line is open.

## Hallsville Quarter masterplan

- A total of 1,100 residential apartments provided within Phases 1, 2 & 3 of Hallsville Quarter.
- 100,000 sq ft of retail and restaurant space to be delivered within the regeneration programme, with the objective to establish the area as a destination.
- Existing tenants in Phase 1 & 2 already include both Morrisons, The Gym, Starbucks, McDonalds, Superdrug, Pret A Manger and Tian Tian

**12,500** sq ft  
OF COMMERCIAL SPACE

**278** apartments  
IN BUILDINGS D1 & D2

**Mix of commercial uses**  
RETAIL, LEISURE & WORKSPACE



**£3.7 BILLION**  
SPENT ON REGENERATION  
**OF THE AREA**



**1,130**  
APARTMENTS  
AT HALLSVILLE  
QUARTER



**17,000**  
STUDENTS FROM  
135 COUNTRIES\*



**12 MILLION**  
ANNUAL FOOTFALL  
VIA CANNING  
TOWN STATION



**70,000**  
CATCHMENT  
WITHIN 20  
MINUTES WALK



**300,000**  
SQ FT OF LEISURE  
+ RETAIL SPACE\*\*

**36,111**  
TOTAL POPULATION  
IN CANNING TOWN  
+ CUSTOM HOUSE



**74.19%**  
OF POPULATION  
ECONOMICALLY  
**ACTIVE**



\*University of East London 2019  
\*\*Separate to Grainger's ownership

# KEY FACTS & FIGURES ABOUT HALLSVILLE QUARTER

**£3.7  
BILLION**

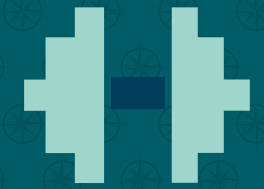
SPENT ON REGENERATION  
OF THE AREA



1,039 cycle parking spaces

**36,111**

TOTAL POPULATION  
OF CANNING TOWN &  
CUSTOM HOUSE



The Gym is an anchor tenant alongside  
Morrisons, Starbucks, McDonalds,  
Superdrug, Petit Cafe and Ibis



30,000 sq m of retail and  
leisure space available

**1,130  
APARTMENTS**  
AT HALLSVILLE QUARTER



10 bus stops  
within 50 m

**17,000**  
STUDENTS FROM  
135 COUNTRIES\*

**12  
MILLION**

ANNUAL FOOTFALL VIA  
CANNING TOWN STATION

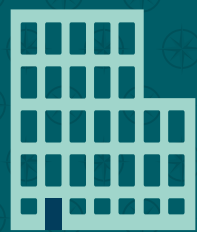


DLR and Jubilee line  
only 30 m walk away

**70,000  
CATCHMENT**  
WITHIN A 20 MINUTE WALK

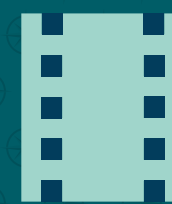


Over 4,800 sq m  
of green space



Phase 3 will contain  
620 new homes

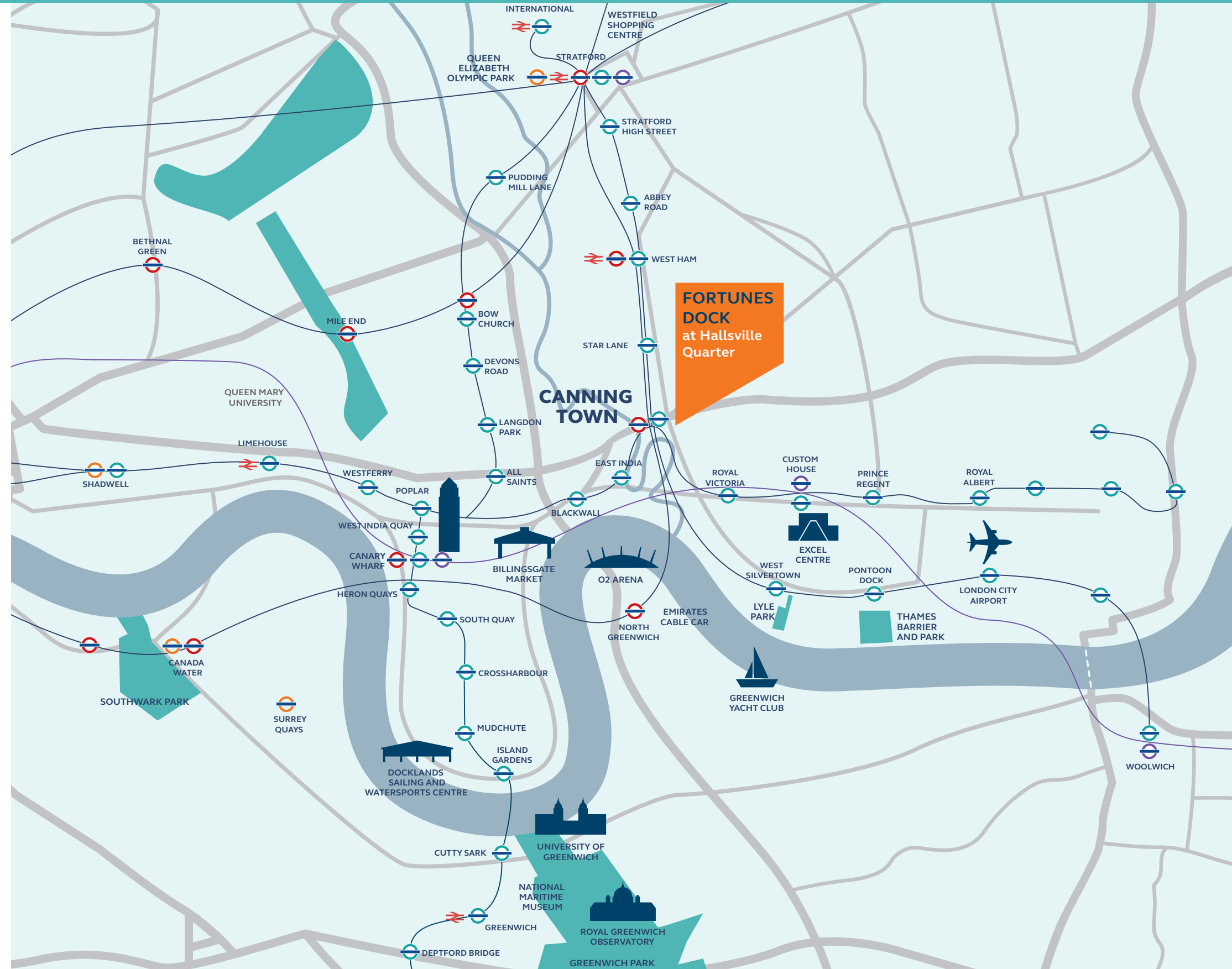
**74.19%**  
OF POPULATION  
ECONOMICALLY ACTIVE



3-screen cinema  
launching 2023

**30,000 SQM**  
OF RETAIL & LEISURE SPACE

- Fortunes Dock, Hallsville Quarter lies in the western part of Canning Town.
- Located opposite Canning Town Transport Interchange, which is serviced by the Jubilee line, DLR and the London bus network.
- Canning Town has great transport links, it takes three minutes to get to the O2; five minutes to get to London's financial hub, Canary Wharf and 19 minutes to Green Park in the vibrant West End.
- It also has a DLR station which makes it easy to get to City Airport in just six minutes, Tower Hill in 10 minutes and Bank in 15 minutes.
- Custom House on the Elizabeth line is just a four minutes journey away.
- The largest urban shopping centre, Westfield Stratford is a short six minute train ride away with Stratford International providing high speed travel around the South East of England.
- Heathrow airport is accessible in 44 minutes.



# EASY DESTINATIONS BY FOOT, CYCLE OR TRACK FROM FORTUNES DOCK



## WALKING

Canning Town  
Station  
1 min

Morrisons  
Canning Town  
2 mins

English  
National Ballet  
9 mins

Emirate Air Line/  
Royal Docks  
14 mins

Bow Creek/  
Ecology Park  
15 mins

Dock Beach  
17mins



## CYCLING

Emirate AirLine/  
Royal Docks  
5 mins

Excel  
Centre  
6 mins

Thames  
Barrier Park  
10 mins

Canary Wharf  
14 mins

Queen Elizabeth  
Olympic Park  
17 mins

Spitalfields  
28mins



## DLR from Canning Town

London City  
Airport  
6 mins

Canary Wharf  
13 mins

Westfield  
Shopping Centre  
Stratford City  
13 mins

Woolwich  
Arsenal  
14 mins

Bank  
15 mins

Aldgate  
21 mins



## JUBILEE LINE from Canning Town

North Greenwich  
3 mins

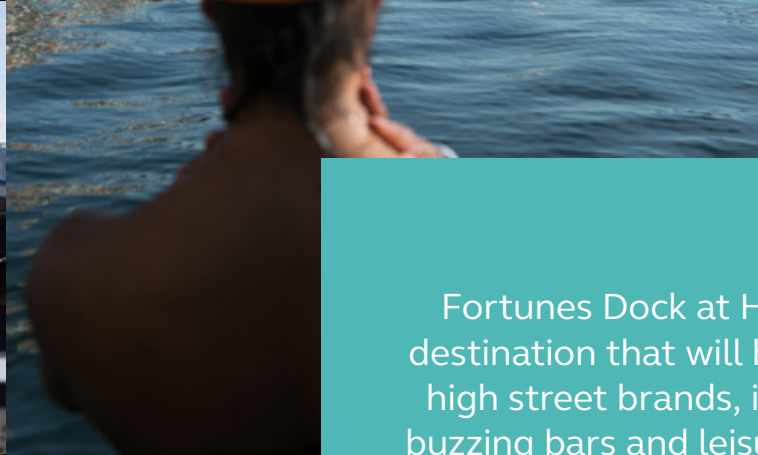
Canary Wharf  
5 mins

Canada Water  
7 mins

Waterloo  
14 mins

Green Park  
19 mins

Tower Bridge  
23 mins



Fortunes Dock at Hallsville Quarter is a destination that will have a unique blend of high street brands, independent eateries, buzzing bars and leisure facilities. Westfield Stratford shopping centre is just a stone's throw away, take the cable car to the O2 or join London's Royal Docks swimming club for a brisk length.

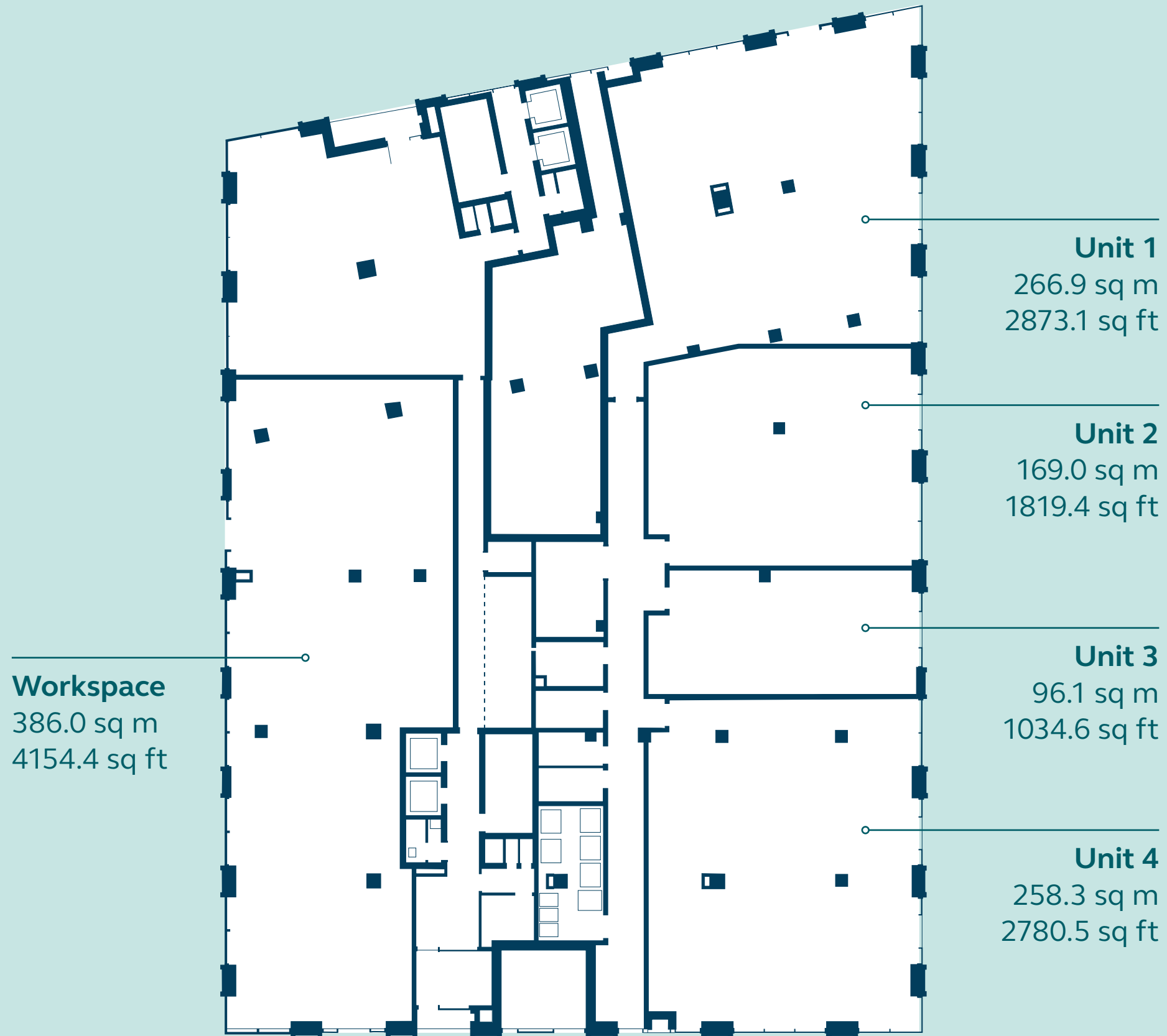




## Availability in Block D2

	Planning Consent	New Area (sq ft)
UNIT 1	A1-A5	2,873
UNIT 2	A1-A5	1,819
UNIT 3	A1-A5	1,034
UNIT 4	A1-A5	2,780
WORKSPACE	B1	4,154
<b>TOTAL</b>		<b>12,660</b>





Units available by way of full repairing and insuring leases for a term to be agreed.

**Rent:**  
Available upon request.

**Costs:**  
Each party is to be responsible for their own legal costs.

**Rates:**  
To be assessed.

**Service charge:**  
Tenants will be required to pay a service charge. Further details upon request.

**Planning:**  
All units benefit from flexible planning use class A1/A2/A3/A4 & B1.

**VAT:**  
Will be levied at the prevailing rate.

**EPC:**  
Available upon completion of the development.

**Viewing:**  
Strictly by appointment with the agent.

**Agents:**

**LUNSONMITCHENALL**

William Hooper

m: +44 (0)7761 899 924  
e: williamh@lunson-mitchenall.co.uk

Matilda Farmer

m: +44 (0)7955 239 775  
e: matildaf@lunson-mitchenall.co.uk

**CFC**

Alex Lowry

alex@cfcommercial.co.uk  
020 3370 4334

Craig Fisher

craig@cfcommercial.co.uk  
020 3370 4334

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