

Prominent ground floor retail, leisure and workspace *to let*



FORTUNES
DOCK

HALLSVILLE QUARTER

Retail, leisure & workspace opportunities in a new mixed-use development in Hallsville Quarter, Canning Town
Units from 1,034 – 4,154 sq ft (96.1 – 385.9 sq m) GIA

Computer generated image

grainger

New mixed-use development

11

Retail/Leisure/
Workspace units

278

New built-to-rent
homes across two
buildings

1,130

Apartments at
Hallsville Quarter

Fortunes Dock, Hallsville Quarter

- 11 ground floor commercial units available within Grainger's two build-to-rent blocks (totalling 278 residential units).
- Approximate unit GIA's 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 at Custom House via Elizabeth Line.

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, leisure, workspace and restaurant space to be delivered within the regeneration programme, with the objective to establish the area as a destination.
- Existing occupiers in phase 1 & 2 include Morrisons, The Gym, Starbucks, McDonalds, Superdrug, Pret A Manger and Tian Tian.

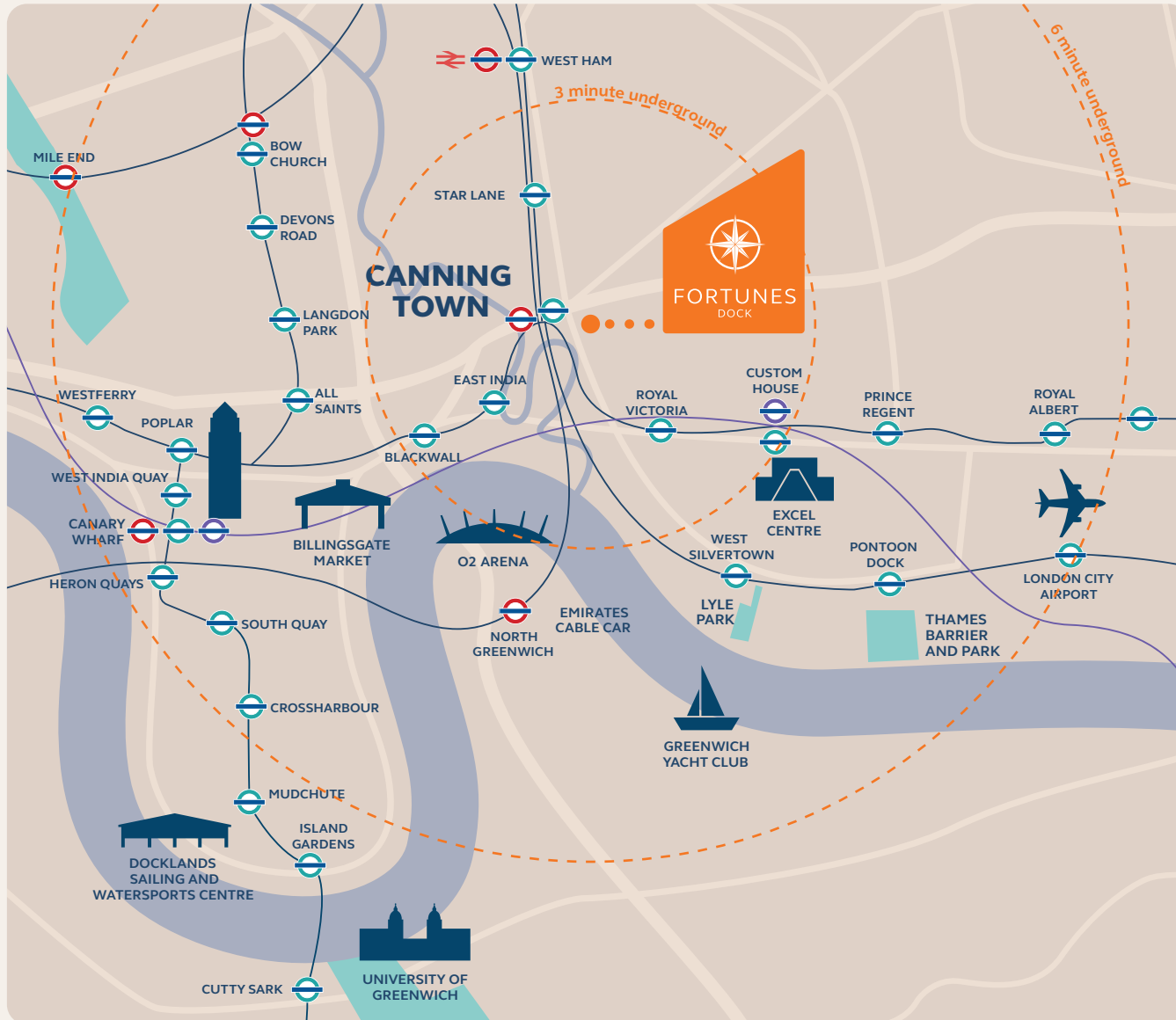


Current occupiers include:

★ PRET A MANGER ★



Superdrug ☆



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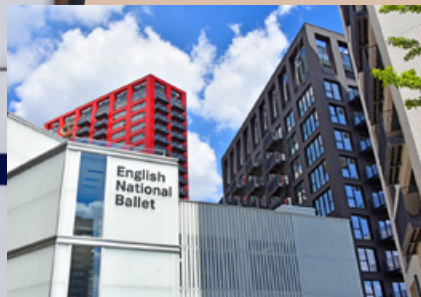
A new destination

Well connected

- Fortunes Dock, Hallsville Quarter lies in the western part of Canning Town.
- Located opposite Canning Town Transport Interchange, which has a footfall of 12.33 million and is serviced by the Jubilee line, DLR and the London bus network.
- Canning Town has great transport links, it takes 3 minutes to get to The O2 Arena, 5 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 6 minutes, Tower Hill in 10 minutes and Bank in 15 minutes.
- Custom House on the Elizabeth line is just a 4 minutes journey away.
- The largest urban shopping centre, Westfield Stratford City is a short 6 minute train ride away with Stratford International providing high speed travel around the South East of England.
- Heathrow airport is accessible in just over 1 hour.

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 City shopping centre is just a stone's throw away, take the cable car to The O2 Arena or join London's Royal Docks open water swimming, minutes away.

WALKINGCanning Town Station
1 minMorrisons Canning Town
2 minsEnglish National Ballet
9 minsEmirate Air Line/
Royal Docks
14 minsBow Creek/
Ecology Park
15 minDock Beach
17mins**CYCLING**Emirate AirLine/
Royal Docks
5 minsExcel Centre
6 minsThames Barrier Park
10 minsCanary Wharf
14 minsQueen Elizabeth Olympic Park
17 minsSpitalfields
28minsDLR
from
Canning TownLondon City
Airport
6 minsCanary Wharf
13 minsWestfield Shopping
Centre
Stratford City
13 minsWoolwich
Arsenal
14 minsBank
15 minsAldgate
21 minsJUBILEE LINE
from
Canning TownNorth
Greenwich
3 minsCanary Wharf
5 minsCanada Water
7 minsWaterloo
14 minsGreen Park
19 minsTower Bridge
23 mins

Eleven commercial units across two buildings

A unique opportunity to occupy brand new retail, leisure or workspace with units of varying sizes available. The units are finished to shell and core with fully glazed shop fronts.

The units offer inward facing frontage to Makers Yard, which will create a new town centre feel which is pedestrianised and lined with public realm. Outside seating options can will be subject to council approval.

Units from

1,034 – 4,154 sq ft
(96.1 – 385.9 sq m)



BLOCK D1

	PLANNING CONSENT	SQ FT	SQ M	
Unit 1	A1-A5	2,746	255.1	
Unit 2	A1-A5	1,247	115.8	Under Offer
Unit 3	A1-A5	1,124	104.4	
Unit 4	A1-A5	1,182	109.8	Under Offer
Unit 5	A1-A5	2,518	233.9	Under Offer
Unit 6	D2	2,180	202.5	

BLOCK D2

	PLANNING CONSENT	SQ FT	SQ M
Unit 1	A1-A5	2,873	266.9
Unit 2	A1-A5	1,819	169.0
Unit 3	A1-A5	1,035	96.1
Unit 4	A1-A5	2,781	285.3
Workspace	B1	4,154	386.0



Silvertown Way

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Further information

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:

Occupiers 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 arrangements



Viewing

Strictly by appointment with the agent. For further information or to arrange an inspection, please contact the agents:

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