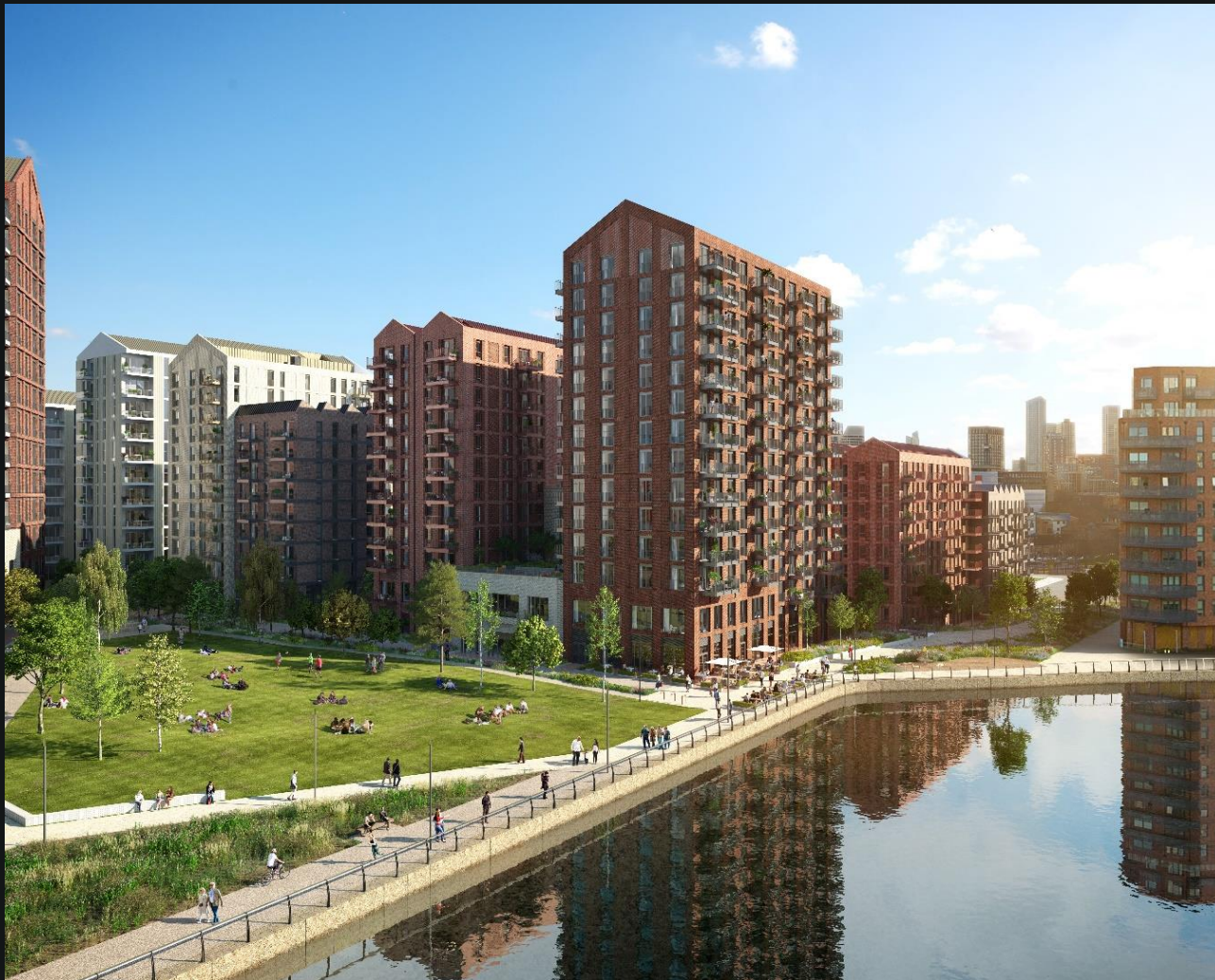


# Unit 0, 1 & 4 Poplar Riverside, Levan Road, London E14 0GQ



Units ready in 2024  
and 2025

**THREE COMMERCIAL UNITS TO LET**

2,830 sq. ft -5,338 sq. ft

Nursery, Bar and a Restaurant

# Three commercial units to let; A Nursery, Bar & Restaurant located on the banks of the River Lea just 1.7 miles from Canary Wharf



- Conveniently located
- Shell and core with capped services
- Outdoor space with each unit
- Easy commute to the City
- Nursery will come with a 1,000 sq ft outside area
- 2,800 homes being built over the all phases

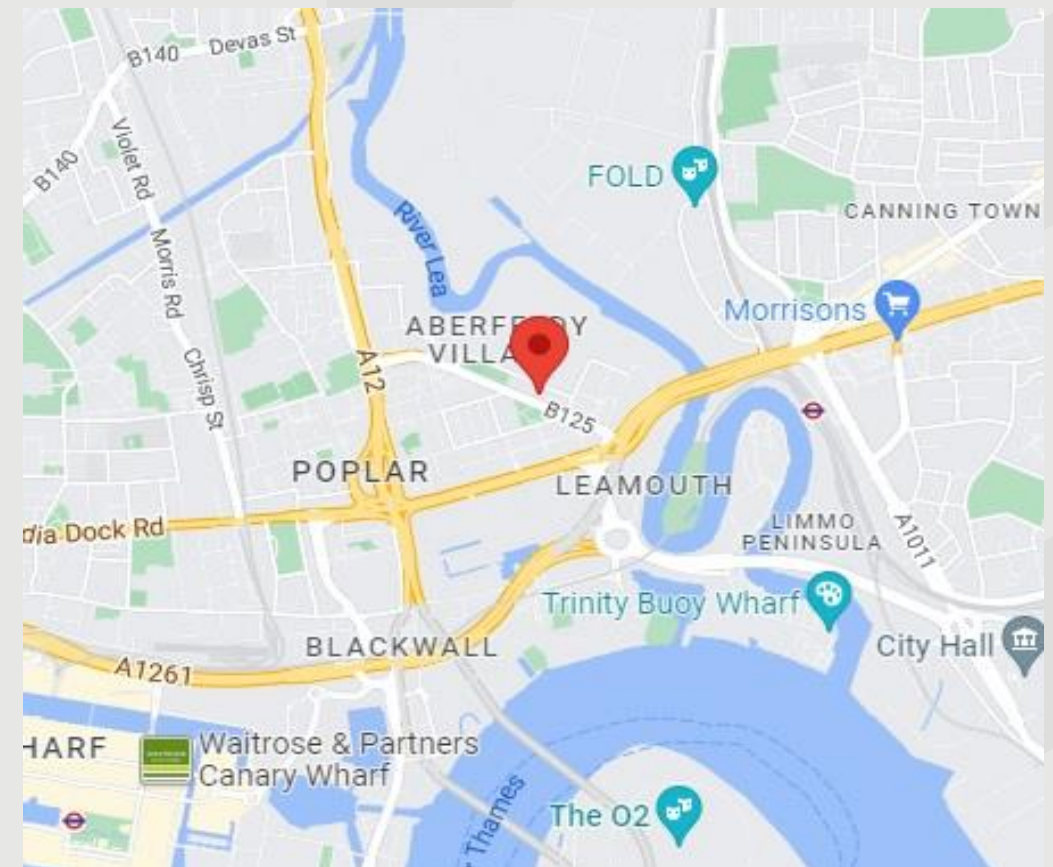


## Description

The units will be left in a shell and core with capped services. All units will benefit from outdoor space. The nursery will come with a 1,000 sq ft outside area.

## 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.





## Accommodation/Availability

Name	Sq ft	Availability handover	Rent
Nursery - Ground	3,907	June 2024	£25 per sq ft
Pub - Ground	3,982		
Pub (cellar)	1,356	December 2024	£20 per sq ft
Café - Ground	1,797		
Café Mezzanine	1,033	November 2025	£25 per sq ft

## Business Rates

To be assessed

## Tenure

New Lease

## EPC

To be Confirmed

## VAT

The premises are elected for VAT

## Contacts

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