



Coronation Square, 116 Oliver Rd, Leyton, E10 5UJ

Class E Restaurant To Let | POA | 1,674 sq ft

020 8520 9911
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Community Square

- Substantial **new mixed-use development** creating a vibrant new destination in the heart of Leyton.
- Serving a growing residential community of **almost 800 new homes**, alongside a range of community and leisure facilities.
- Located adjacent to **Leyton Orient Football Club** and within easy reach of established parks, shops, cafés and local amenities.
- A unique opportunity to join an **emerging commercial hub** connecting both established and growing communities.
- **Excellent accessibility**, with Leyton Underground Station just an 8-minute walk away.



Illustrative Purpose Only



Illustrative Restaurant Unit



Community Square

MOOT HALL

The Unit provides open-plan, flexible commercial space suitable for a variety of retail, leisure, food & beverage uses. Offered in shell condition, the accommodation provides occupiers with the opportunity to create a space tailored to their individual brand and operational requirements.

The development includes 21,000 sq ft of new commercial accommodation.



Impressive Natural Light



Prominent Three Point Frontage



Flexible Use



Neighbourhood Hub



Growing Occupier Mix



Shell Condition

THE LOCATION

Coronation Square is a landmark mixed-use destination on Oliver Road that is creating a vibrant new neighbourhood hub in the heart of East London.

A growing occupier mix is helping to establish Coronation Square as an active destination. Occupiers include New Budgens Supermarket, a Cycle Retailer plus ongoing discussions with a range of leisure users and a café/bakery, reinforcing the scheme's position as a focal point for residents, visitors and the wider Leyton community.

Located opposite Leyton Orient Football Club with around 8,000 matchgoers visiting the area on a typical Leyton Orient home matchday, rising towards 9,000 for the best-attended fixtures.

Excellent connectivity including:

- Leyton Underground Station (Central Line), provides direct access to Stratford, Liverpool Street, the City and the West End.
- Well served by local bus routes, offering convenient connections across Stratford, Walthamstow, Hackney and Canning Town.
- Excellent road connectivity via the A12, A406 North Circular and M11, providing easy access across the wider South East.



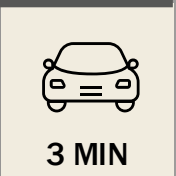
Liverpool Street



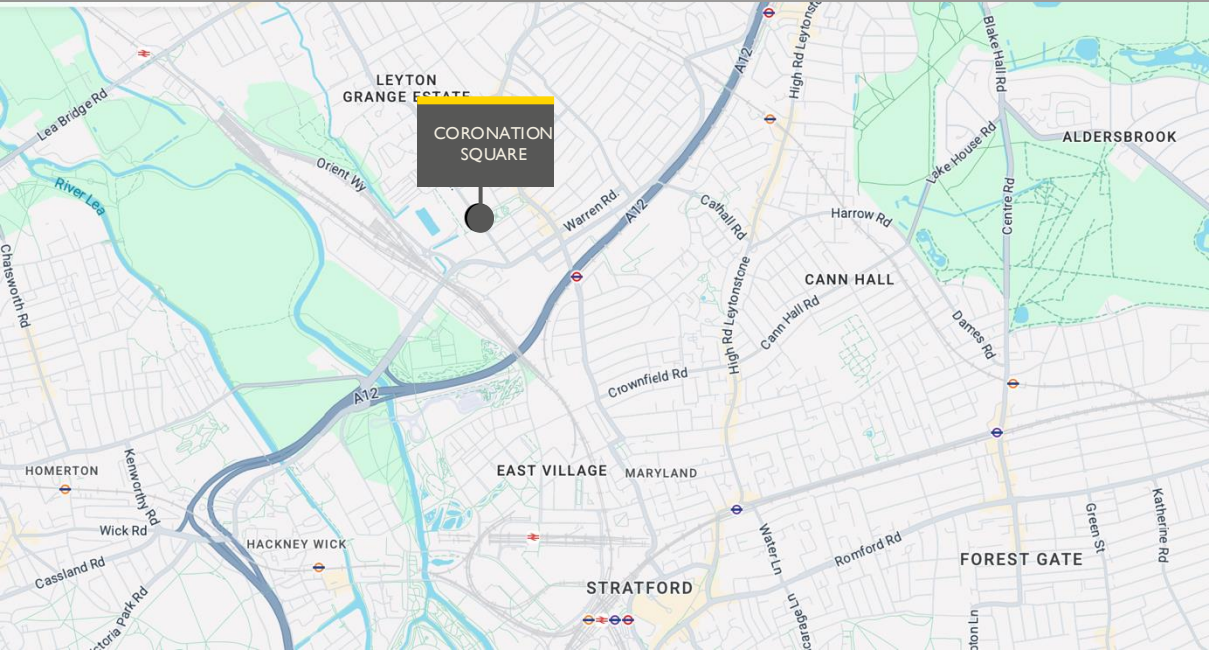
Leyton Underground Station



Stratford

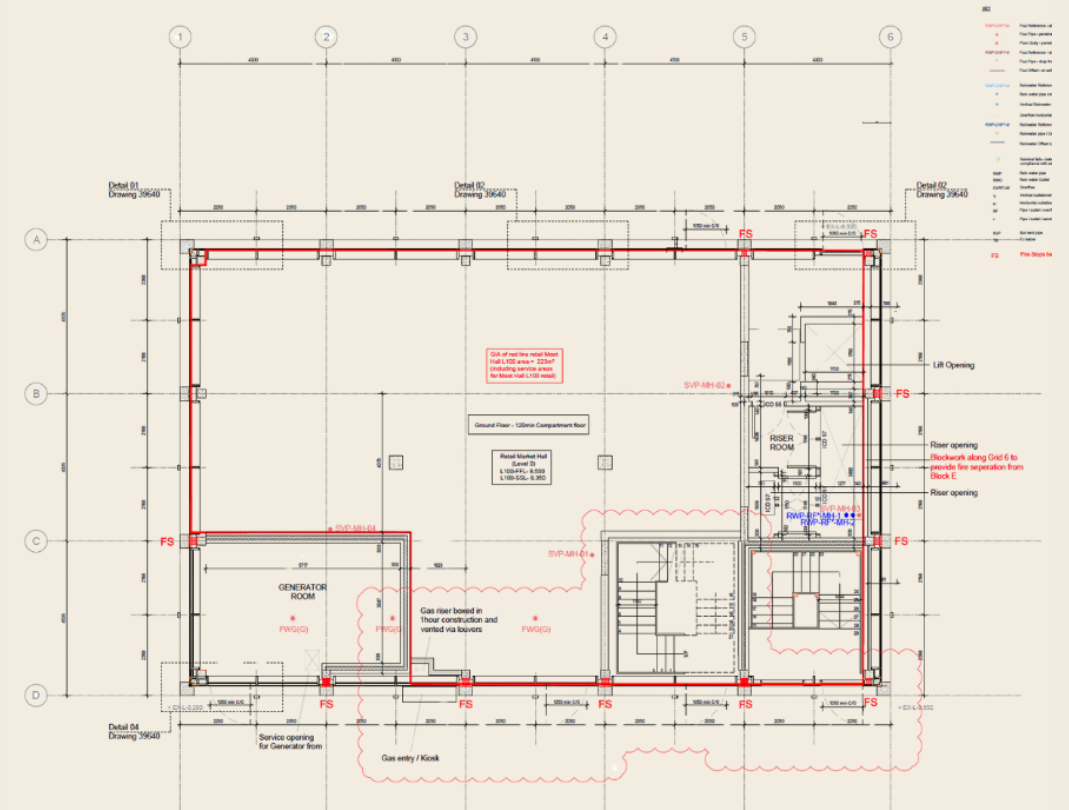


Access to A12





Accommodation / Availability	
Unit	Availability
Unit - E2-1	Let to Budgens
Unit - E2-2	Under offer to Cycle Retailer
Unit - Moot Hall Upper	Community User
Unit – Moot Hall Lower	Available
Unit - D2	Under offer to Café / Bakery
Unit - Sports Centre Café	Available



Moot Hall Lower Floorplan

GALLERY



Exterior



Front Exterior



Illustrative Restaurant Use

FURTHER INFORMATION



TENURE

New Lease

HAND OVER-SPECIFICATION

The commercial units will be finished to developer's shell with capped off services and shop fronts.

RENT

Offers are invited.

VAT

Upon Enquiry

EPC

Has been commissioned

Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. July 2026

CONTACT

For viewings & further information, please contact one of our agents directly.

RETAIL & LEISURE AGENCY

Chris Collins

Director

07803 850 228

chris.collins@strettons.co.uk

Finlay Milnes

Commercial Agent

07803 850 228

finlay.milnes@strettons.co.uk

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