

A UNIQUE RETAIL, HOSPITALITY AND LEISURE DESTINATION OPPORTUNITY



AN ICONIC LONDON LEASE

Unit size: **14,094 SQ FT**
Outdoor space: **27,258 SQ FT**



An exciting opportunity to create a truly unique hospitality and leisure destination, combining flexible indoor space with extensive outdoor areas that can be activated year-round.

Located adjacent to London Stadium, the ArcelorMittal Orbit and the iconic organisations that make up East Bank, **Riverside East** occupies a highly visible position within one of London's fastest-growing destination districts.



QUEEN ELIZABETH OLYMPIC PARK

**100,000 NEW RESIDENTS
AND 33,000 NEW HOMES**

will be built by 2036 on the Park and surrounding area.

**WESTFIELD ANNUAL
FOOTFALL 52.2 MILLION**

**STRATFORD CROSS WILL DELIVER
2.5 MILLION SQ FT OF OFFICES**

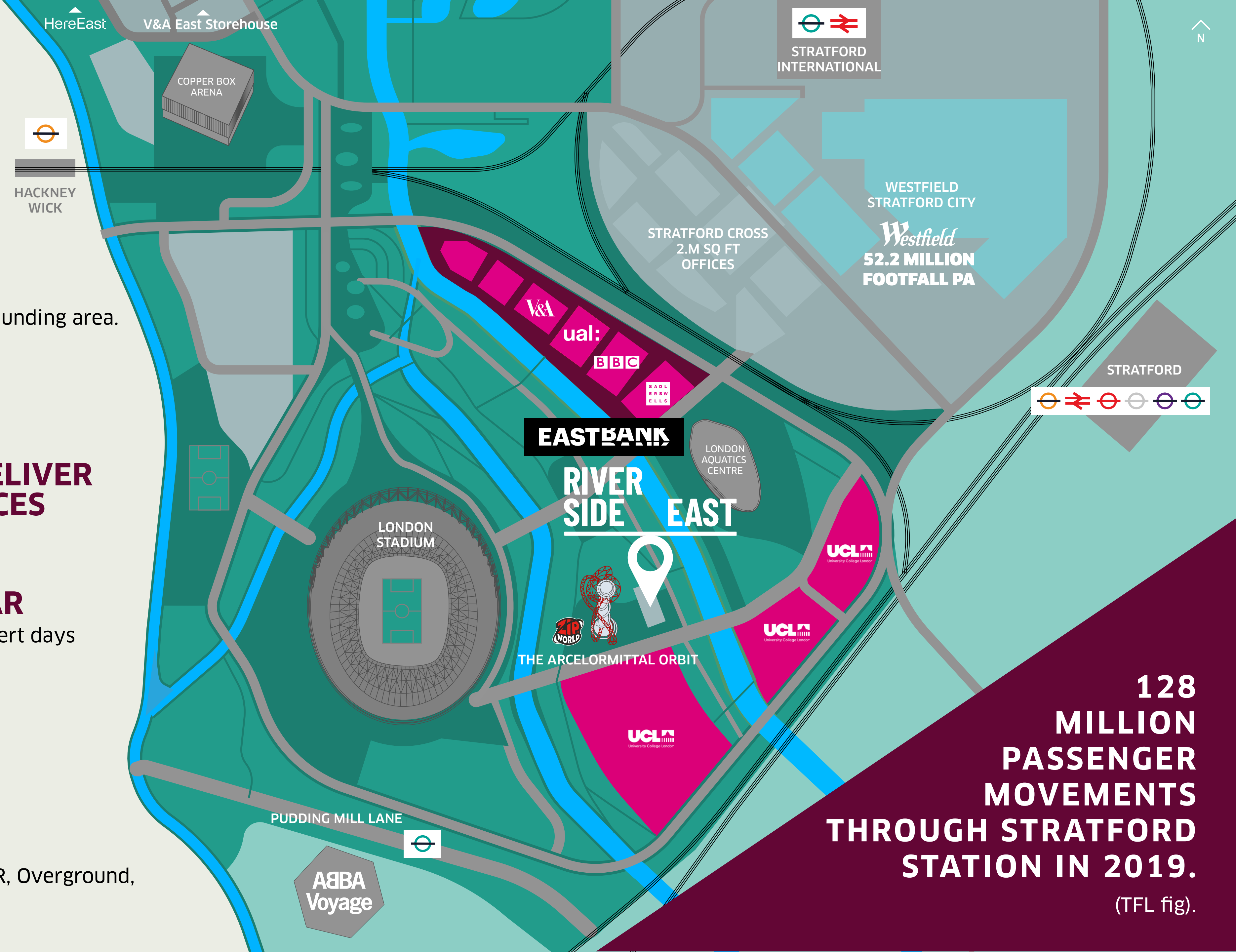
**35+ MAJOR EVENTS AT
LONDON STADIUM PER YEAR**

planning application to increase to 24 concert days
and 70 sports days per year

**14,000 STUDENTS ACROSS
10 UNIVERSITIES**

**STRATFORD IS CONNECTED
BY 10 RAIL & TUBE LINES**

Elizabeth line, Central line, Jubilee line, DLR, Overground,
High Speed Rail and National Rail



**128
MILLION
PASSENGER
MOVEMENTS
THROUGH STRATFORD
STATION IN 2019.**

(TFL fig).

Opposite Riverside East is East Bank, London's new cultural quarter including:

Sadler's Wells, a new 550-seat theatre reflecting the breadth of dance created in London, the UK and around the world, operating at least 100 performances each year.

London College of Fashion, UAL, a state-of-the-art campus, accommodating 6,500 students and 1,000 staff.

The **V&A East**, a new museum which celebrates making and creativity's power to bring change along with **V&A East Storehouse**, a unique new museum experience opening the V&A collection up to everyone.

BBC, the new home for the BBC Symphony Orchestra, BBC Symphony Chorus, BBC singers with recording facilities and access to the public for performances (opening 2027).

Consistently ranked one of the top 10 universities in the world, UCL creates a new campus, UCL East, for over 4,000 students.



STRATFORD CROSS

SADLER'S WELLS

BBC

ual london college of fashion

V&A

RIVERSIDE EAST

A VIBRANT AND DYNAMIC DESTINATION



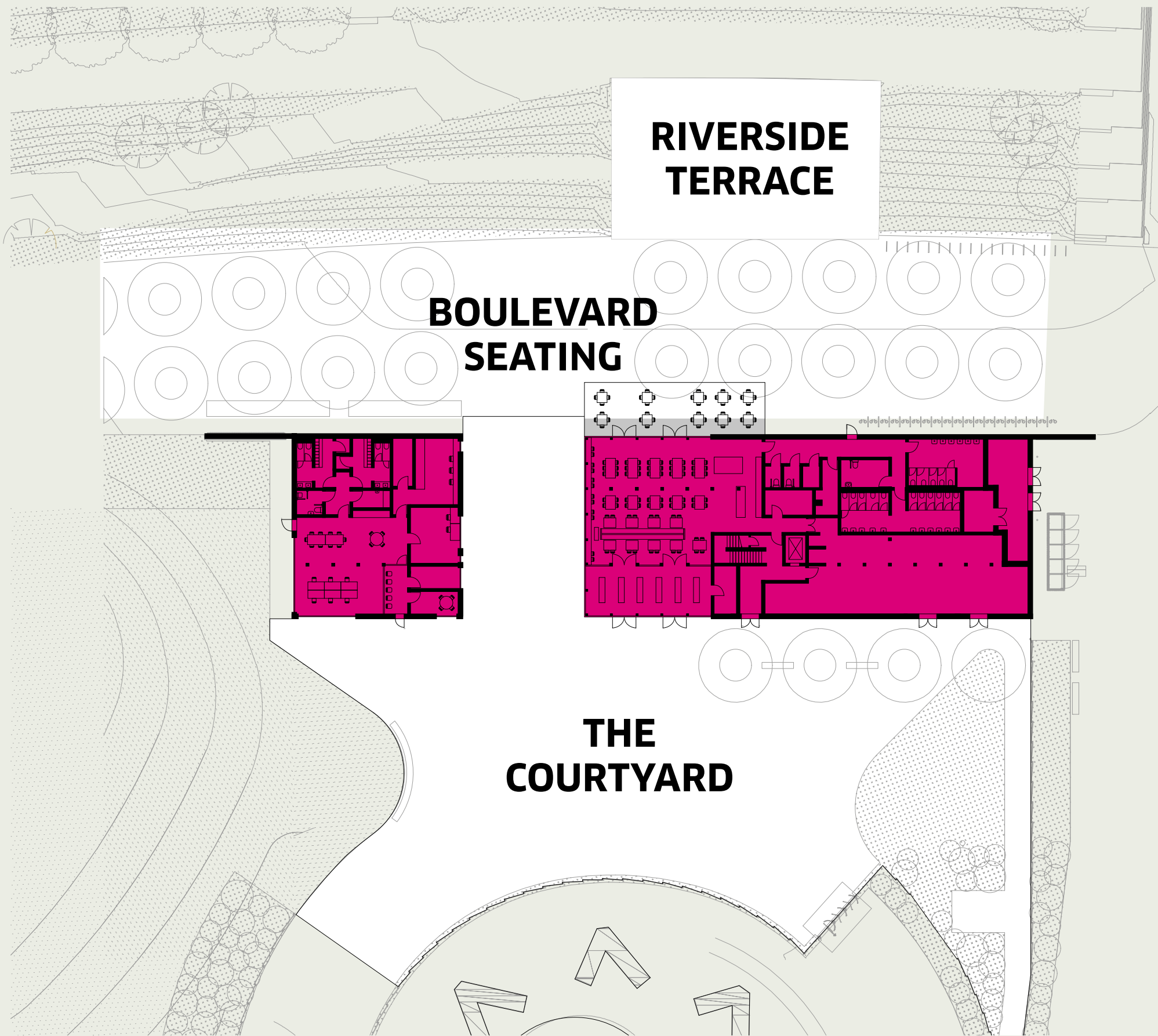
Riverside East is one of London's most exciting destination opportunities. Located beside London Stadium in the heart of Queen Elizabeth Olympic Park, the site's largest commercial building offers potential for leisure, hospitality, dining and entertainment concepts.

With a waterside setting, expansive outdoor space and access to a unique mix of visitors, residents, students, workers, cultural audiences and event-goers, complemented by year-round footfall from iconic neighbouring attractions including London Stadium and the ArcelorMittal Orbit, it's the perfect platform for ambitious operators to make their mark.

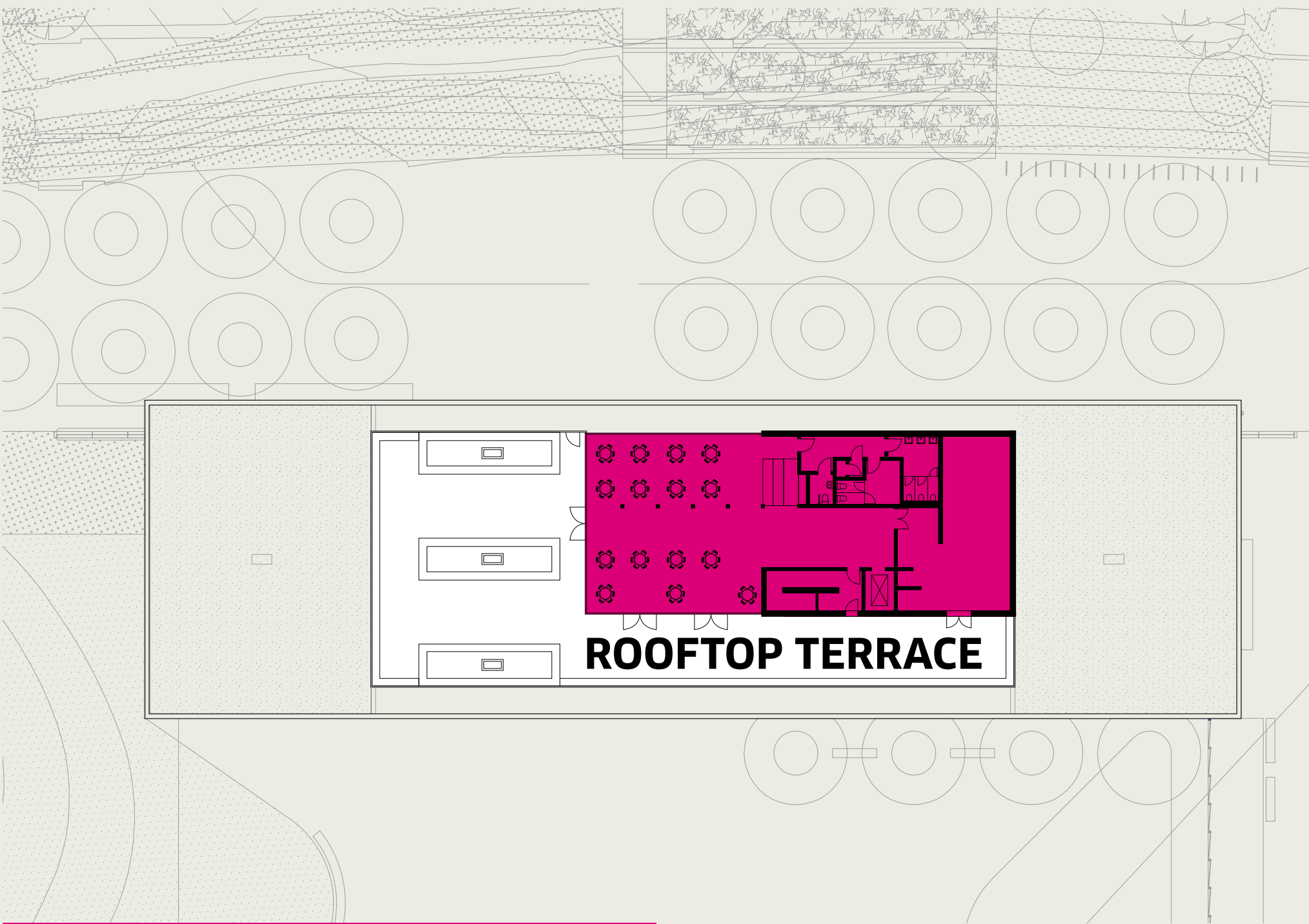


RIVERSIDE EAST PLANS

GROUND FLOOR



FIRST FLOOR



GROUND	10,372 SQ FT
FIRST	3,722 SQ FT
TOTAL	14,094 SQ FT

OUTSIDE AREAS: APPROXIMATELY 27,258 SQ FT



INTERNAL SPACES

Riverside East has approximately 14,000 sq ft of high-quality internal space across two floors. The ground floor comprises a café/bar, fully fitted kitchen and back-of-house storage facilities, alongside public toilets accessible to Park visitors. On the first floor, an expansive event space is complemented by a large catering kitchen and a stunning roof terrace overlooking Queen Elizabeth Olympic Park, creating an ideal setting for corporate events, team away days, private celebrations and hospitality-led experiences.



The venue is licensed and fully fitted out to a high specification and presents an opportunity for an incoming operator to build upon an established hospitality environment, with the potential to retain elements of the existing Riverside East brand.

OUTSIDE SPACE

The extensive outdoor space provides significant scope for al fresco dining, seasonal activations and event-led experiences.

At its heart is a generous hard-standing courtyard, creating a flexible and social space that can support everything from pop-ups and food trucks to larger-scale events.



The space benefits from strategic proximity to London Stadium, presenting opportunities to operate as an event hub/ fan zone during concerts, matchdays and major Park events.

With potential for enhanced outdoor hospitality provision and marquee structures, subject to the necessary consents, the external areas offer operators a

unique platform to create a vibrant destination and unlock additional revenue streams.

Meanwhile, the River Terrace provides an attractive setting for a variety of uses, including a waterside bar and summer screenings, creating additional opportunities for customer engagement and revenue generation.

GET IN TOUCH

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QUEEN ELIZABETH
OLYMPIC PARK

LEGACY
DEVELOPMENT
CORPORATION