

P-THREE®



UNIT 3 EAST BANK, STRATFORD WATERFRONT CLASS E RESTAURANT / CAFE

**STRATFORD WATERFRONT, STRATFORD, LONDON, E20
2AQ**

NEW LEASE

DESCRIPTION

East Bank is the new cultural quarter which sits on the edge of the Queen Elizabeth Olympic Park in Stratford.

We are creating a brilliant line up of 6 restaurant units under the new cultural institutions:

- Sadler’s Wells Theatre – a new 550-seat theatre presenting the best UK and international dance, operating at least 100 performances each year (90,000 sq ft).
- BBC Music – the new home to BBC Symphony Orchestra, BBC Symphony Chorus and BBC singers with recording facilities and access to the public for performances (92,000 sq ft).
- UAL’s London College of Fashion – a new state of the art campus accommodating 6,500 students (400,000 sq ft)
- The V&A East – a new museum to display its world-famous collections (73,000 sq ft).
- UCL – a new campus, UCL East, for 4,000 students (c1.9million sq ft).

Other restaurant operators include Draughts, Ginger & Mint, Tsujiri and Chilli Padi.

LOCATION

East Bank sits within the Queen Elizabeth Olympic Park. As well as the cultural anchors immediately above, the park is home to over 100,000 new residents and 40,000 new homes.

It is also in close proximity to Westfield Stratford, The London Stadium, The London Aquatics Centre, the Podium and ArcelorMittal Orbit and ABBA Voyage.

It is also within walking distance of Stratford station which is incredibly well-connected via 10 rail and tube lines.

BUSINESS RATES

Interested parties should make their own enquiries with the VOA

SERVICE CHARGE

On application

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For more information, please speak to P-Three or our joint agents CF Commercial:

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AREA

The accommodation comprises the following areas:

Ground	113.43 sq m / 1,221 sq ft
Mezzanine	83.89 sq m / 903 sq ft
Outdoor	51 sq m / 549 sq ft
Total	248.32 sq m / 2,673 sq ft

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EASTBANK



THE NEW CULTURAL POWERHOUSE

Fantastic New Riverside
Restaurant Opportunity

LAST REMAINING UNITS





**A CULTURAL HOT SPOT
WITH WORLD-CLASS WATERSIDE
RESTAURANTS, BARS AND CAFES.**

The biggest, most significant cultural cluster to be built in 100 years is home to and open:

Sadler's Wells, now open a new 550-seat theatre presenting the best UK and international dance, operating at least 100 performances each year (90,000 sq ft).

UAL's London College of Fashion a state-of-the-art campus, accommodating 6,500 students (400,000 sq ft).

UCL, UCL East campus, now open and hosts around 4,000 students (c.1.9million sq ft).

Soon to open – The V&A and BBC.

The V&A a new museum to display its world-famous collections (73,000 sq ft).

BBC the new home for the BBC Symphony Orchestra, BBC Symphony Chorus and BBC Singers with recording facilities and access to the public for performances (92,000 sq ft).



EAST BANK
A VIBRANT AND DYNAMIC DESTINATION

THE BIGGEST, MOST SIGNIFICANT CULTURAL CLUSTER BUILT IN 100 YEARS

**Stratford Cross at
Endeavor Square
– home to great
operators that include:**

- Everyman Cinema
- Gordan Ramsay's Bread Street Kitchen
- Templar
- Tonkotsu
- ITSU
- Heavenly Desserts
- Pret
- FIGO
- Signorelli

EAST BANK COMMERCIAL

EAST BANK IS THE NEW HOME OF:

BBC

**SADLER
ERSWELLS**

ual london college
of fashion

UCA

V&A

AN UNPRECEDENTED COLLECTION OF WORLD-CLASS CULTURAL ANCHORS IN ONE PLACE. A UNIQUE COLLABORATION BETWEEN WORLD-LEADING UNIVERSITIES, ARTS AND CULTURAL INSTITUTIONS BRINGING SADLER'S WELLS, THE V&A, UAL: LONDON COLLEGE OF FASHION, UCL AND THE BBC TO QUEEN ELIZABETH OLYMPIC PARK.



Waterfront at East Bank terrace

Since the London 2012 Olympic and Paralympic Games, Queen Elizabeth Olympic Park has been evolving; it is one of the largest and most visited green spaces in London and since 2015, has seen an increasing amount of development as the legacy of the games is delivered through the creation of new homes, leisure, and workspaces.

Over the next few years, the park will undergo it's largest transformation to date as East Bank, the new Cultural Quarter of London, continues to open.



OPEN – UAL: LCF; UCL; Sadlers Wells East

OPENING – V&A East: Spring 2026; BBC: 2026

QUEEN ELIZABETH OLYMPIC PARK

100,000 NEW RESIDENTS AND 40,000 NEW HOMES

will be delivered across the Mayoral Development Corporation/ London Legacy Development Corporation area

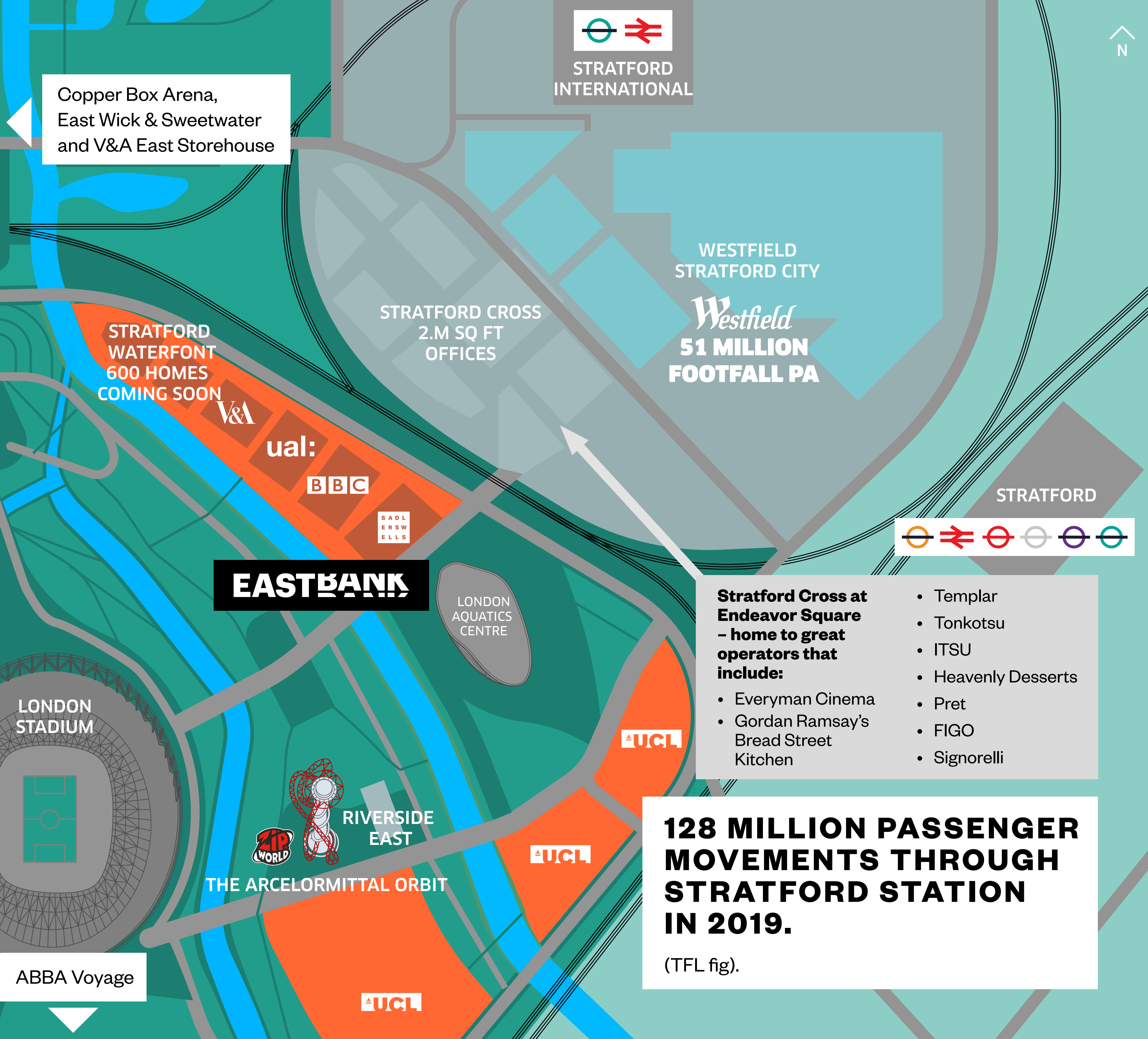
WESTFIELD ANNUAL FOOTFALL 52.2 MILLION

STRATFORD CROSS WILL DELIVER 2.5 MILLION SQ FT OF OFFICES

20 MILLION VISITS LAST YEAR MAKING THE PARK ONE OF THE TOP 2 MIXED USE DESTINATIONS IN LONDON

STRATFORD IS CONNECTED BY 10 RAIL & TUBE LINES

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



Copper Box Arena,
East Wick & Sweetwater
and V&A East Storehouse

STRATFORD
WATERFONT
600 HOMES
COMING SOON

STRATFORD CROSS
2.5M SQ FT
OFFICES

WESTFIELD
STRATFORD CITY

Westfield
51 MILLION
FOOTFALL PA

STRATFORD

EASTBANK

LONDON
AQUATICS
CENTRE

LONDON
STADIUM

RIVERSIDE
EAST

THE ARCELOMITTAL ORBIT

ABBA Voyage

Stratford Cross at
Endeavor Square
- home to great
operators that
include:

- Everyman Cinema
- Gordan Ramsay's Bread Street Kitchen

- Templar
- Tonkotsu
- ITSU
- Heavenly Desserts
- Pret
- FIGO
- Signorelli

128 MILLION PASSENGER
MOVEMENTS THROUGH
STRATFORD STATION
IN 2019.

(TFL fig).

LONDON STADIUM AT THE HEART OF THE PARK



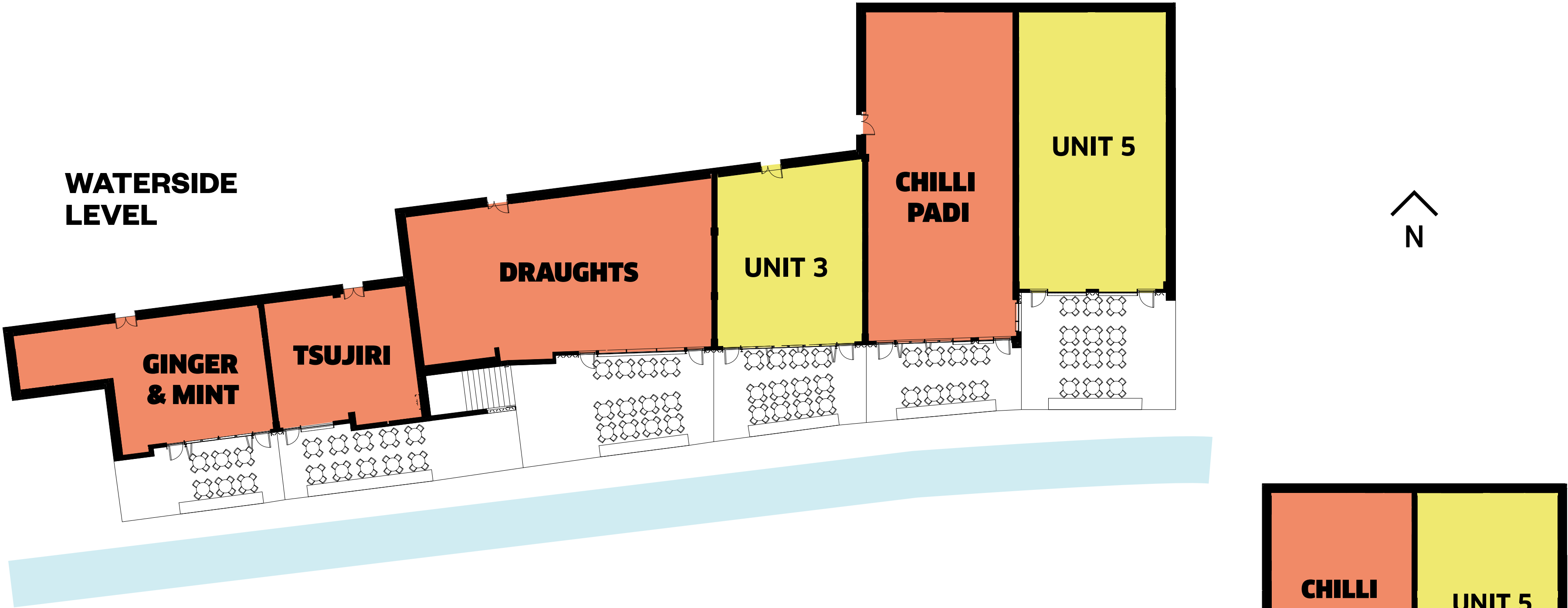
- **35+ Major events held every year.**
- **London Stadium hosts season tenants West Ham United and summer series with Major League Baseball and UK Athletics.**
- **World class events in collaboration with partners including SJM Concerts, Live Nation, ASM Global and AEG.**
- **2 million visitors annually providing entertainment for an array of demographics.**



- **Recent performances from Foo Fighters, Burna Boy, Iron Maiden and Sam Fender.**
- **Host to numerous food festivals including Wingfest and World Halal, plus many events away from football like Monster Jam.**
- **Metallica confirmed for summer 2026.**

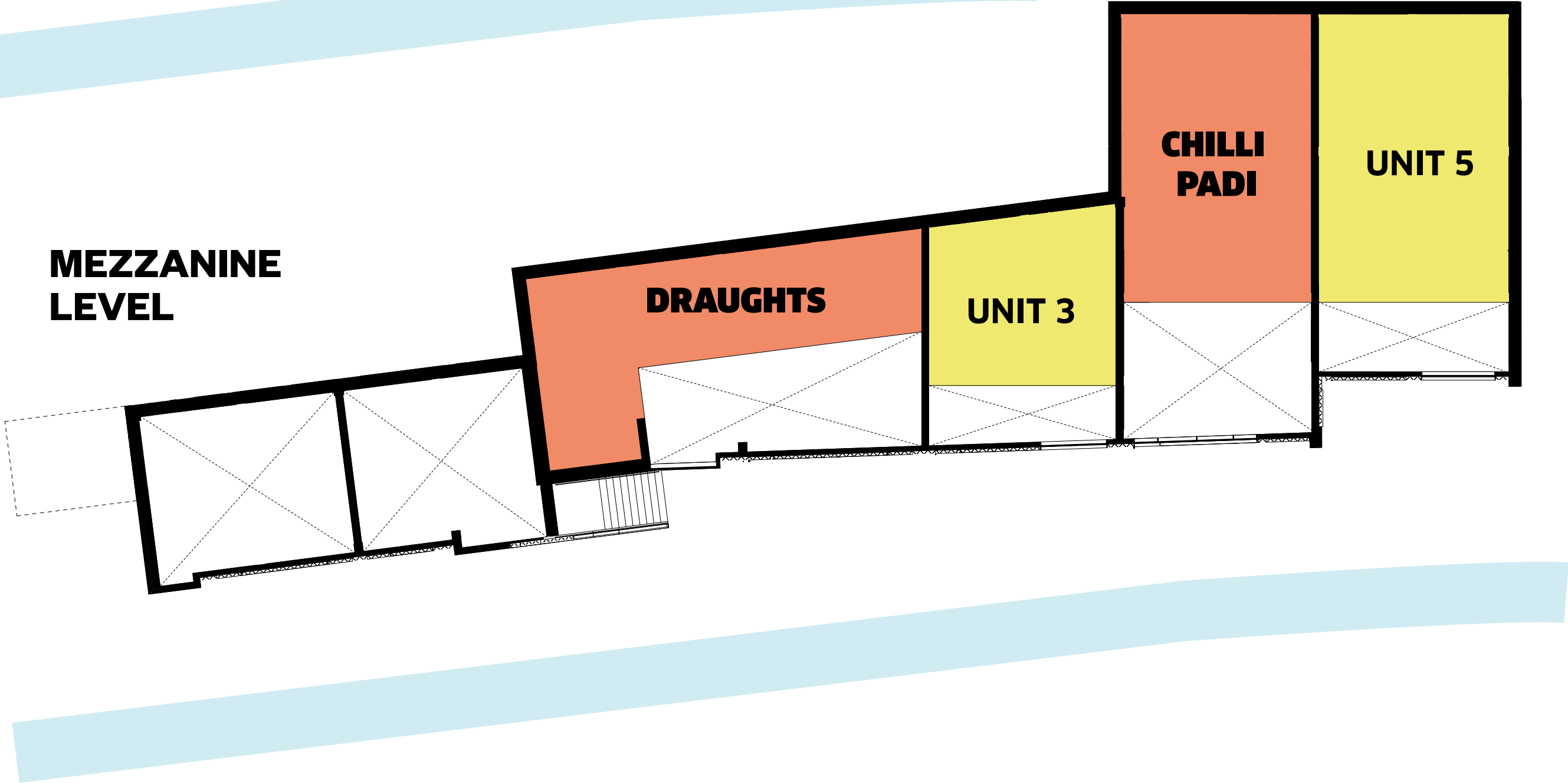


THE PLAN



Last chance to get in to East Bank!

UNIT NUMBER	AREA	SQ FT (GIA)
3	Ground Floor	1,221
	Mezz	903
	Terrace	549
	TOTAL	2,673
5	Ground Floor	1,961
	Mezz	1,575
	Terrace	721
	TOTAL	4,257



TENANTS COMING INTO EAST BANK

- DRAUGHTS • GINGER & MINT • TSUJIRI



GET IN TOUCH

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LONDON
LEGACY
DEVELOPMENT
CORPORATION


QUEEN ELIZABETH
OLYMPIC PARK