

P-THREE[®]



RIVERSIDE EAST LEISURE / RESTAURANT / CAFE

**QUEEN ELIZABETH OLYMPIC PARK, STRATFORD, E20
2AD**

NEW LEASE

DESCRIPTION

Located in the iconic Queen Elizabeth Olympic Park, this exciting hospitality and leisure opportunity is the site's largest commercial building with 14,000 sq ft of flexible indoor space and over 27,000 sq ft of outdoor space. The space benefits from a waterside setting and access to a unique mix of visitors, residents, students, workers, and event-goers, complemented by year-round footfall from iconic neighbouring attractions.

The ground floor comprises a cafe/bar, fully fitted kitchen and back-of-house storage facilities. On the first floor, an expansive event space is complemented by a large catering kitchen and a stunning roof terrace overlooking the Queen Elizabeth Olympic Park. The venue is licensed and fully fitted out to a high specification, presenting an opportunity for an incoming operator to build upon an established hospitality environment.

LOCATION

Riverside East is situated just a short walk from Stratford Station and Westfield Stratford, which has an annual footfall of 52 million. It is adjacent to the ArcelorMittal Orbit and the London Stadium which hosts 35+ major events every year, with a planning application currently in progress to increase to 24 concert days and 70 sports days per year.

Opposite Riverside East is East Bank, London's new cultural quarter including Sadler's Wells Theatre, the V&A East, the BBC, and both the London College of Fashion and UCL East with more than 10,000 students between them.

By 2036, the Park and surrounding area will be home to 100,000 new residents and 33,000 new homes.

BUSINESS RATES

Interested parties are encouraged to make their own enquiries with the relevant authorities.

ENERGY PERFORMANCE CERTIFICATE

On Application.

VIEWINGS

For viewings, please contact:

Ishbel Jones
ishbel@p-three.co.uk
+44(0)7386 800 953

Thomas Rose
thomas@p-three.co.uk
+44(0)779 302 4403

AREA

The accommodation comprises the following areas:

Ground	963.59 sq m / 10,372 sq ft
1st	345.79 sq m / 3,722 sq ft
Outdoor	2,532.35 sq m / 27,258 sq ft
Total	3,841.73 sq m / 41,352 sq ft

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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**

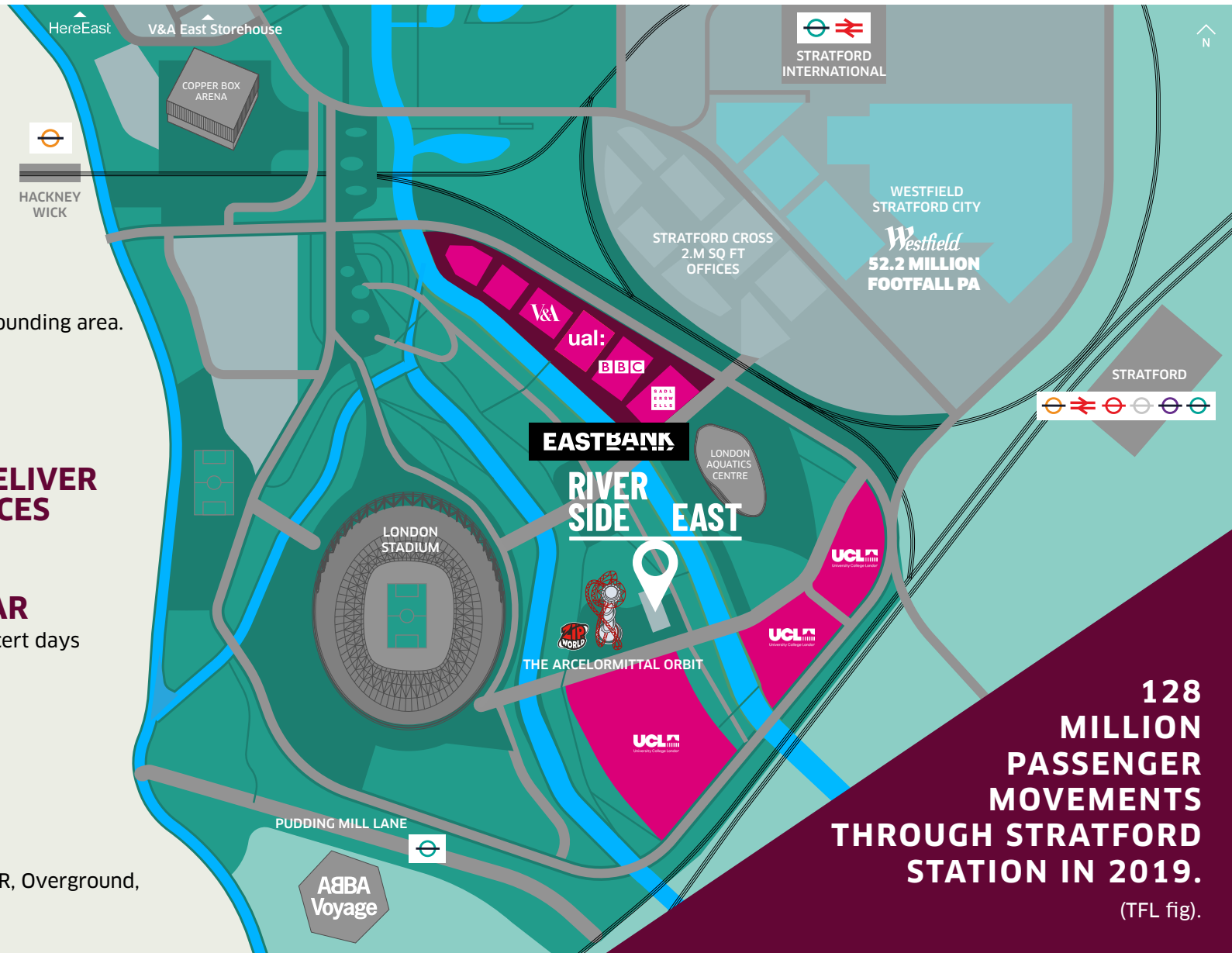
**35+ MAJOR EVENTS AT
LONDON STADIUM PER YEAR**

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).