

**TO LET - EDUCATION / GYM / HEALTHCARE / PUB / BAR / CLUB / RESTAURANT /  
RESTAURANT / CAFE / RETAIL / D1 (NON RESIDENTIAL INSTITUTIONS) / D2  
(ASSEMBLY AND RECEPTION)**

# HERON WHARF

Leven Road, E14 0GQ



## Key Highlights

- 452 to 11,000 sq ft
- Large park area
- Riverside setting
- Incentives available
- Shell finish



### Summary

Available Size	452 to 11,000 sq ft / 41.99 to 1,021.93 sq m
Rent	£12.50 - £20 per sq ft
Service Charge	£2.39 per sq ft
Car Parking	N/A
Estate Charge	N/A
EPC	Upon enquiry

### Description

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.

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, a new Sainsbury's store, 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.

### Location

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.



### Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	Rent (sq ft)	Availability
Unit - Nursery	Education	3,886	£20	Under Offer
Unit - 1	Pub / Bar / Club	5,273	£17.50	Available
Unit - 2	Gym	11,205	£12.50	Available
Unit - 3	Retail	441	£17.50	Coming Soon
Unit - 4	Restaurant / Cafe	2,787	£15	Coming Soon
Unit - 7	Retail	1,485	£17.50	Available
Unit - 8	Retail	1,862	£17.50	Available
Unit - 9a (+ mezz)	Retail	4,347	£15	Available
Unit - 9b (+ mezz)	Retail	3,077	£15	Available
Unit - 10a	Restaurant / Cafe	1,344	£20	Available
Unit - 10b	Restaurant / Cafe	1,431	£20	Available
Unit - 11	Retail	3,509	£17.50	Available
Unit - 12	Restaurant / Cafe	2,798	£17.50	Available
Unit - 13	Retail	818	£17.50	Under Offer
Unit - 14	Restaurant	917	£17.50	Available
Unit - 15 (+ mezz)	Retail	2,087	£17.50	Available
Unit - 16a	Retail	1,045	-	Occupied
Unit - 16b	Retail	1,173	-	Occupied
Unit - 17 (+ mezz)	Restaurant / Cafe	4,423	£20	Available
Unit - 18a	Restaurant / Cafe	2,249	£20	Coming Soon
Unit - 18b	Restaurant / Cafe	1,149	£20	Coming Soon

### Viewings