

LONDON

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# CITY ISLAND

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Retail and Leisure Opportunities

**DEVELOPMENT OF THE YEAR**

REST Awards 2017

**BEST NEW PLACE TO LIVE**

London Planning Awards 2016

**BEST REGENERATION PROJECT**

Evening Standard New Homes Awards 2017

**PLACEMAKING AWARD**

Property Week Awards 2018

**BEST RESIDENTIAL DEVELOPMENT**

The Wharf Property Awards 2017

**BEST PLACEMAKING MARKETING CAMPAIGN**

Property Marketing Awards 2017



**EAST LONDON'S NEWEST  
CREATIVE DISTRICT**

The creation of an exclusive island neighbourhood on one of the best-connected sites in London is now a stunning reality.

Taking inspiration from the best elements of metropolitan islands around the world in a way that's tailor-made for the twenty-first century, London City Island combines bold architecture and pioneering landscape design to create a spectacular landmark in riverside living.

More than a place to live, London City Island is a destination with opportunities to engage a captive audience looking for the best in retail and experience. Already, it has attracted a number of major organisations to the east, including the English National Ballet and London Film School. This vibrant location welcomes the business might of neighbouring Canary Wharf and the cultural energy of east London.

**MORE THAN JUST A PLACE TO LIVE, LONDON CITY ISLAND IS A DESTINATION,  
A VIBRANT, EXCITING LOCATION THAT DRAWS FROM BOTH THE BUSINESS MIGHT  
OF NEIGHBOURING CANARY WHARF AND THE CULTURAL ENERGY OF EAST LONDON.**



**GODLUCK  
HOPE**  
LONDON

**mbna**  
thames clipper

Trinity  
Buoy  
Wharf

Faraday  
School

WHARF  
BREWING  
C<sup>O</sup>MPANY

The  
Ecology  
Park

THE LONDON  
FILM SCHOOL

The Woods  
Recording  
Studio

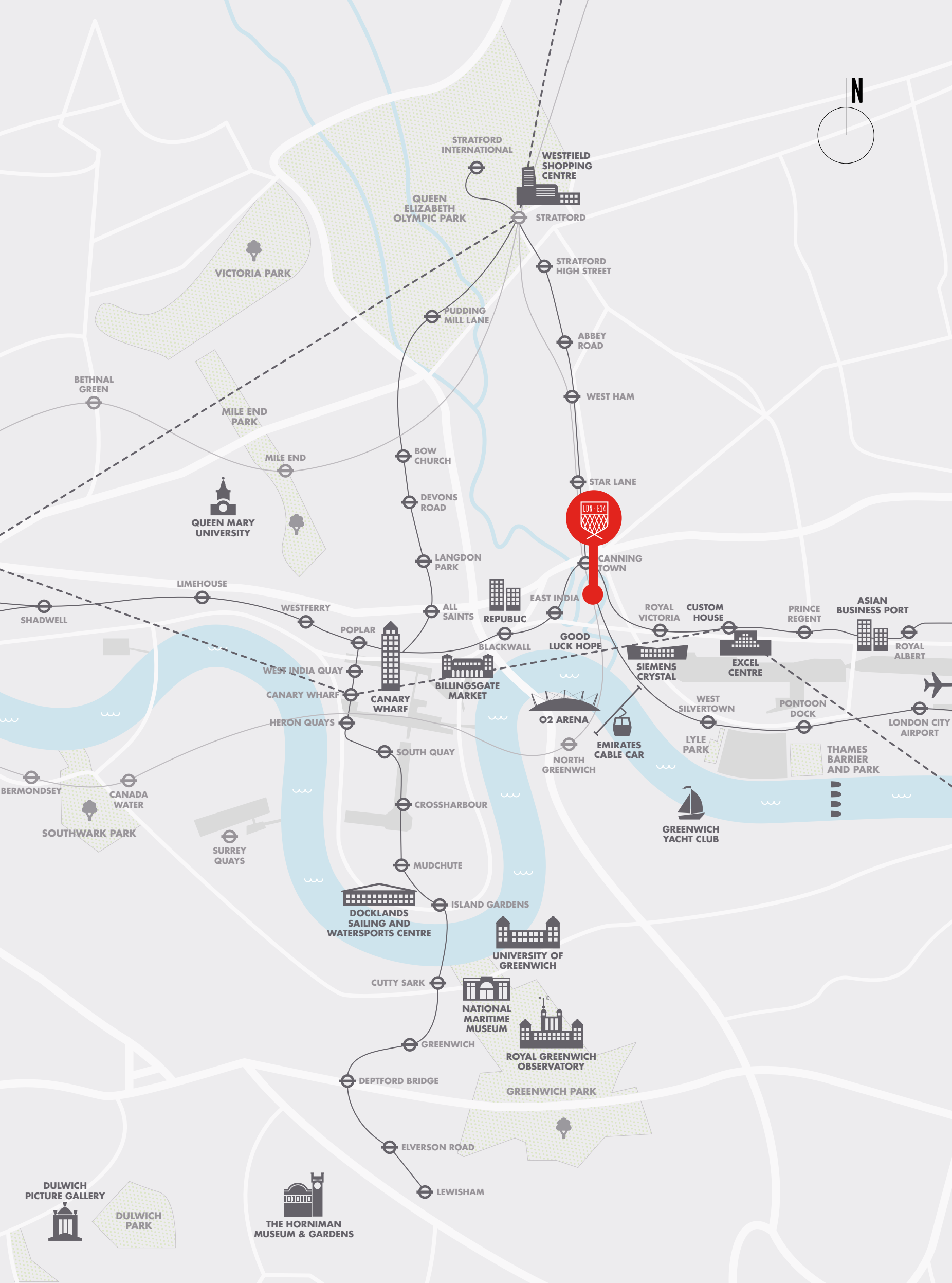
ISLAND  
*Grocer*  
byBallymore

The  
Arts  
Club

English  
National  
Ballet

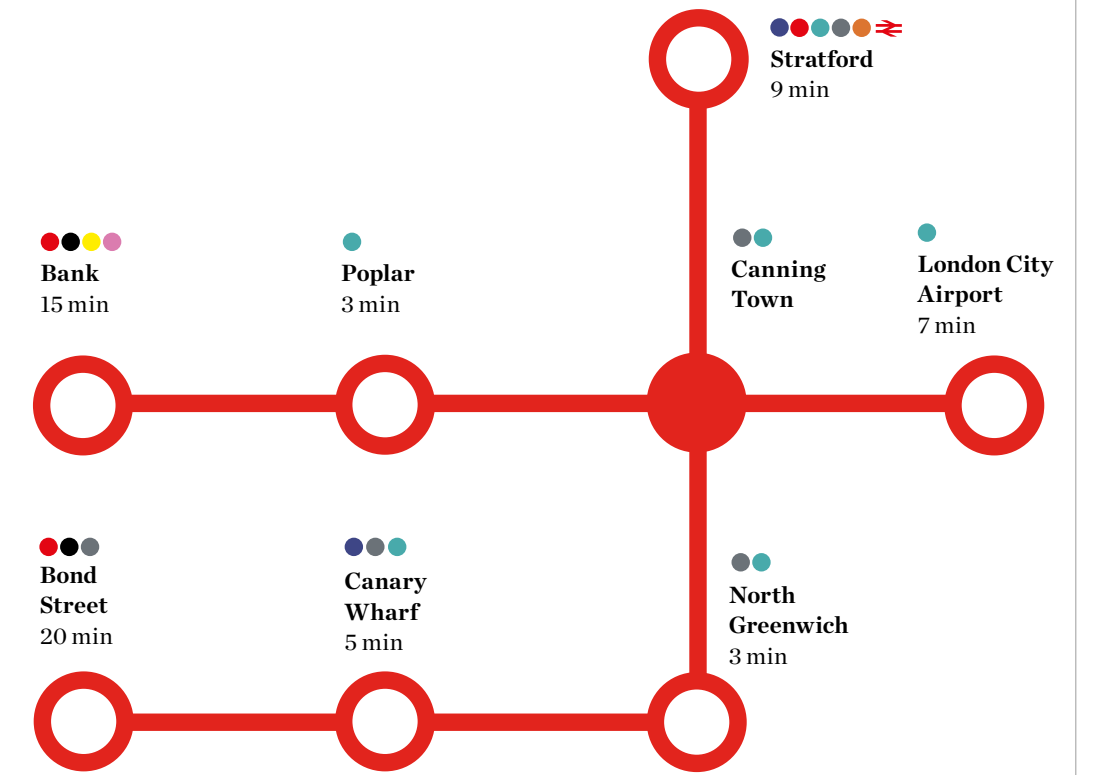


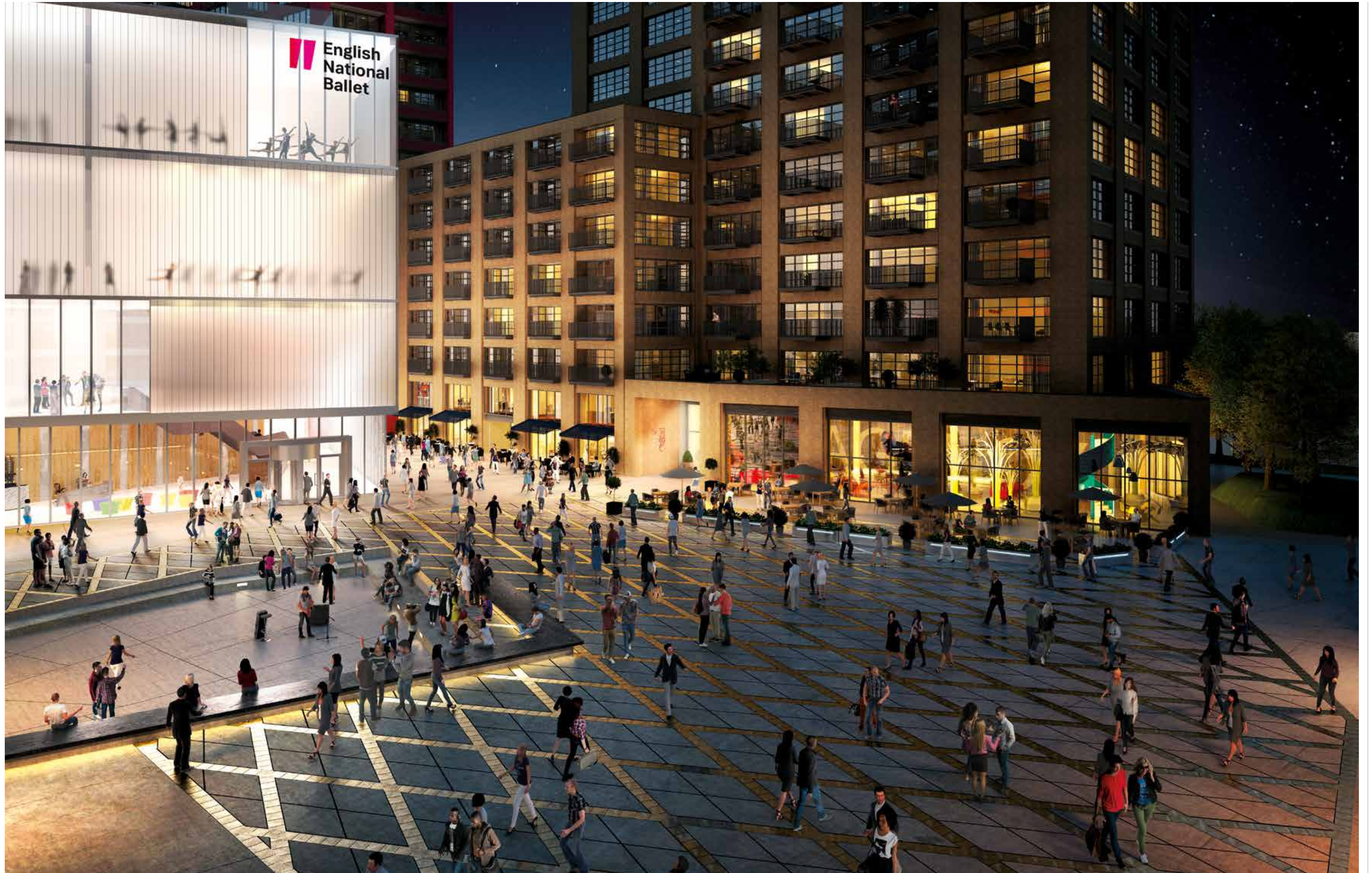
Canning  
Town



# UNRIVALLED CONNECTIONS TO CENTRAL LONDON ON YOUR DOORSTEP.

- National Rail
- Elizabeth Line
- Central Line
- Northern Line
- Jubilee Line
- Hammersmith & City Line
- Circle Line
- Overground
- DLR





X  
6  
X

X  
7  
X

# 25 SHOPS, RESTAURANTS AND CREATIVE SPACES. BUZZING WITH PEOPLE.

**6,000**  
**RESIDENTS\***

\*estimate based on full occupancy across  
London City Island and Good Luck Hope

**200**  
**LONDON FILM  
SCHOOL STUDENTS**

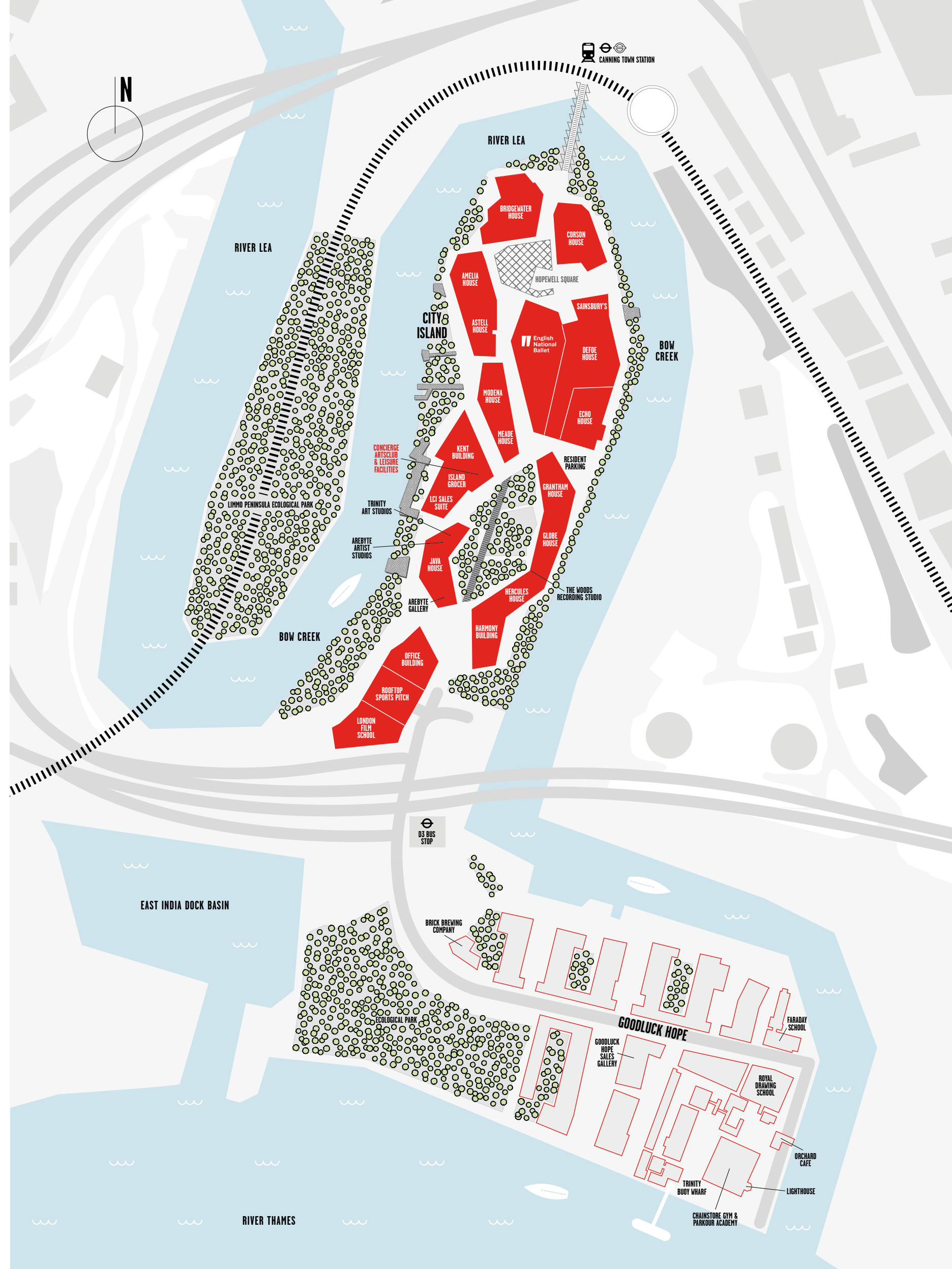
**50,000**  
**ANNUAL VISITORS  
TO THE ENGLISH  
NATIONAL BALLET**

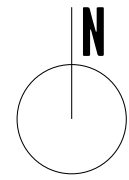
**350**  
**ENB DANCERS  
AND WORKERS**

**550**  
**OFFICE  
OCCUPIERS**

**20,000**  
**COMMUTERS  
THROUGH  
CANNING TOWN**

- English National Ballet
- London Film School
- Trinity Art Studios
- Island Grocer
- Sainsbury's
- Office Building
- Rooftop Sports Pitch
- Brick Brewing Co.
- Royal Drawing School
- Faraday School
- Chainstore Gym & Parkour Academy
- Orchard Cafe
- Lighthouse
- Concierge, Artsclub & Leisure Facilities
- Goodluck Hope Sales Gallery
- The Woods Recording Studio





UNIT	SQ FT	RENT (PAX)*	TARGET USES**
UNIT 1	1,356	£45,000	A1/A4
UNIT 2	4,273	£128,000	A3
UNIT 3	3,520	£105,000	A3
UNIT 4	—	SAINSBURY'S	—
UNIT 5	2,809	£84,000	D2
UNIT 6	1,238	£44,000	A1/A3
UNIT 7	717	£25,000	A1
UNIT 8	990	£34,000	A1
UNIT 9	753	£26,000	A1
UNIT 10	—	ENB RETAIL UNIT	—
UNIT 11	1,249	£45,000	A1
UNIT 12	936	£33,000	A1

# 12 RETAIL & LEISURE UNITS IN THE HEART OF EAST LONDON'S NEWEST CREATIVE DISTRICT.



- BLOCK COMPLETION DATES**
- PHASE 1 - COMPLETED
  - BLOCK A - NOVEMBER 2019
  - BLOCK B - COMPLETED
  - BLOCK C - MAY 2019
  - BLOCK D - NOVEMBER 2019
  - BLOCK E - MAY 2019
  - BLOCK F - SEPTEMBER 2019
  - BLOCK M - COMPLETED

- PHASE 1
- PHASE 2

Plans for indicative purposes only, not to scale.  
 \*Rent payable will be higher of base rent, or 10% turnover, whichever is the higher.  
 \*\*Other use categories considered subject to planning.



# A THRIVING ISLAND OF TALENT & EVENTS



**WITH THE ARRIVAL OF LONDON FILM SCHOOL, A WAVE OF CREATIVES HAVE FOUND HOME AT CITY ISLAND, ALONGSIDE ENGLISH NATIONAL BALLET AND ENGLISH NATIONAL BALLET SCHOOL.**

The Island is home to two art galleries – a commercial gallery specialising in fine art, Trinity Art Gallery, and Arebyte – a gallery for experimental artists working with emerging platforms, predominately digital. Arebyte also manage co-working studios and desk space on the island, with tenants including fashion and jewellery designers, architects, and arts/craft makers.

The Woods Studios have also added to London City Island's cultural scene. The music production company work with the entertainment industry's best and brightest, attracting emerging and established artists to this new part of east London.

A multi-purpose rooftop sports and events space will bring the community together to host island events. Whether you're an amateur footballer, budding yogi or film enthusiast, the multipurpose rooftop is destined to be one of the island's most frequented locations. With the capacity for hosting open air cinema screenings, outdoor fitness classes, or sports matches, this will be a sociable place to soak up the relaxed island lifestyle.





**DRINK, EAT,  
CATCH UP,  
SHOP, LEARN  
& EXPLORE**

A JOINT DEVELOPMENT

EcoWorld and Ballymore Group's joint venture incorporates some of London's most exciting and innovative residential developments, representing a careful balance of investment in three of the most important waterside development projects in London's future, both east and west: Embassy Gardens (Phase 2), London City Island (Phase 2) and Wardian London.

Individually, our companies have become highly regarded for the excellence and sensitivity of our developments. Together, we are creating spectacular new residential destinations with an unrivalled attention to detail. The imagination and expertise that our two companies contribute to each development combines to create one of the few portfolios in London with such vision and ambition.

## LEASE TERMS

Units are available on new full repairing and insuring leases. Further information upon application.

## SERVICE CHARGE AND INSURANCE

Service charge and Insurance contribution will be calculated on a floor area apportionment basis, and will be payable for the duration of the term. Full details are available on request.

## BUSINESS RATES

Business Rates are yet to be assessed.

## LEGAL COSTS

Each Party is to bear their own legal costs in connection with the letting.

## EPC

Available on request.

## VIEWING

Through solely retained agents, Shackleton.

# CONTACTS

For further details and to arrange a viewing please contact Shackleton:  
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**LONDONCITYISLAND.COM**

**ECOWORLD**  
CREATING TOMORROW & BEYOND

**ballymore.**

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A JOINT DEVELOPMENT