



LEISURE BOX

Harbour Central, Millharbour, London E14

Self contained (D2) building 11,291 SQ.FT. GIA Available 2019

TO LET



HARBOUR CENTRAL



Leisure Box will lie in the borough of Tower Hamlets - a district that is forecast to see its population increase by around 51,500 residents within the next decade

2018  313,000

2026  364,500



LOCATION

AND CATCHMENT POTENTIAL

The Leisure Box will be located within Harbour Central - a landmark mixed use development by Galliard Homes, currently under construction at Millharbour, 5 minutes walk from the heart of Canary Wharf.

It is located in one of the most highly specified urban districts in the world, with a population and employment density that provides a catchment second to none:

- Tower Hamlets population is projected to grow twice as fast as Central London.
- The largest population growth will be at Canary Wharf and its immediate vicinity.
- Employment at Canary Wharf is set to double to some 200,000 over the next decade.
- E14 is London's highest salary postcode.
- In summary, the unprecedented demand for exclusive lifestyle facilities at and around Canary Wharf, now provides a strong platform for long term investment in the leisure sector.





HARBOUR CENTRAL

THE DEVELOPMENT

The Leisure Box will be a high profile 5 storey link building fully integrating with the residential towers at Harbour Central. When complete, the 2.65 acre development will incorporate new street level bars, al-fresco restaurants, retail and office facilities, together with green squares and expanses of landscaped public realm.

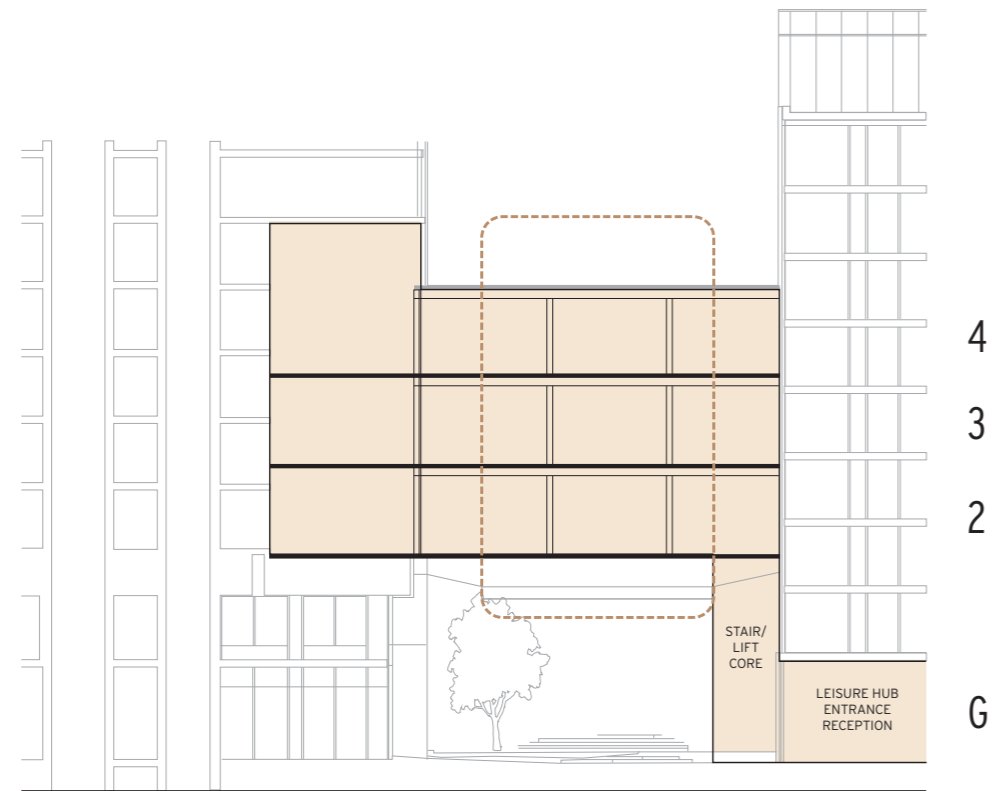


DEVELOPMENT FEATURES WILL INCLUDE:

- Multi-level towers providing 648 private apartments.
- Taxi drop-off point adjacent to Club Maine.
- High quality retail and office space.
- Striking soaring architecture defining Harbour Central as a new destination for East London.

FLOOR PLANS

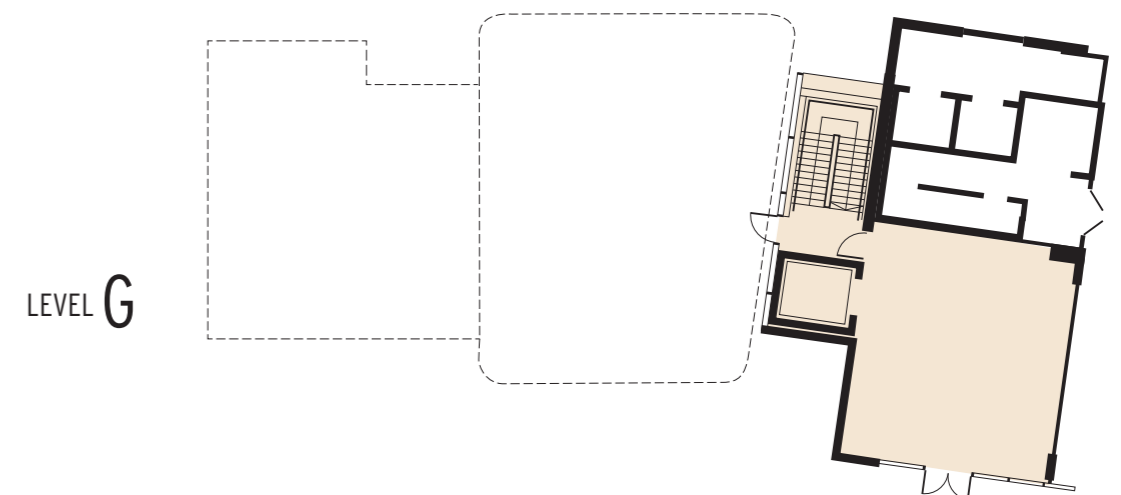
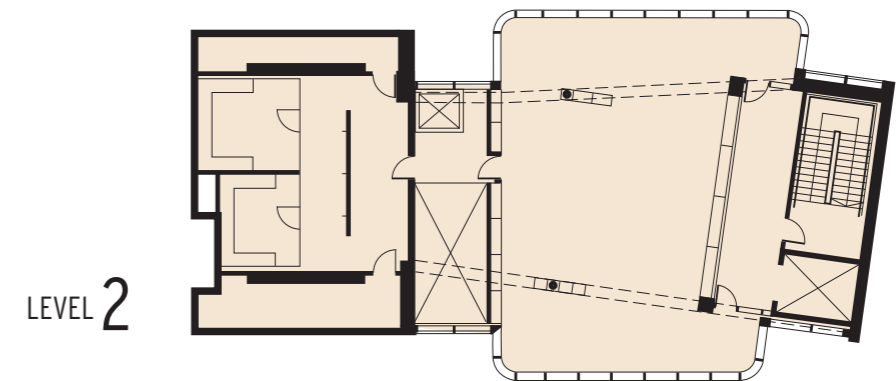
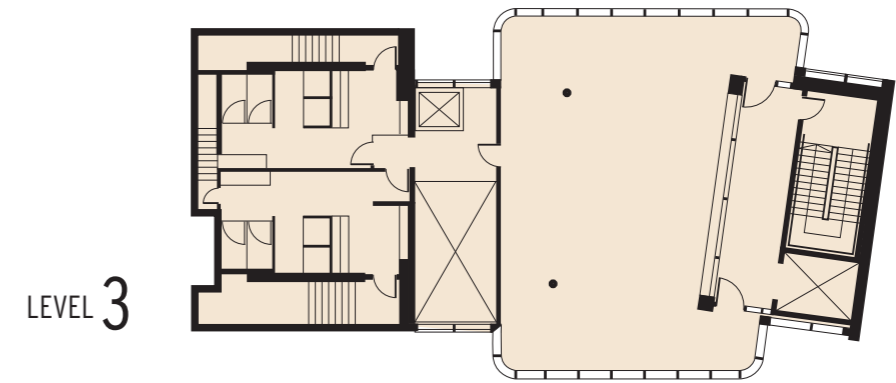
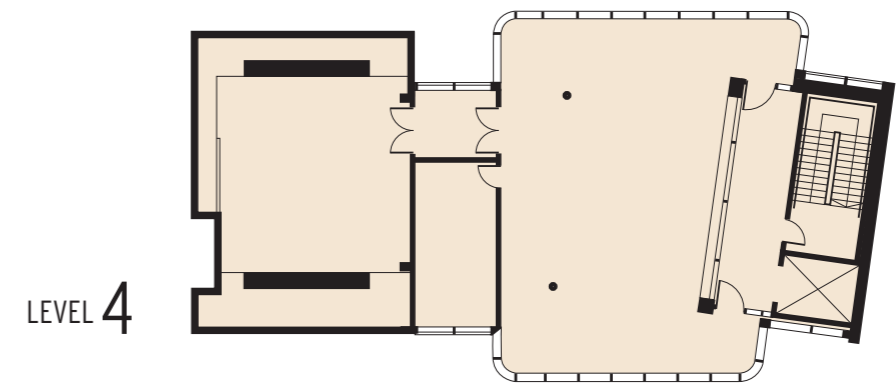
PROPOSED FLOOR LEVELS



ILLUSTRATIVE SECTION

LEVEL	GIA		GEA	
	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.
GROUND	50	538	52	566
SECOND	333	3584	350	3771
THIRD	333	3584	350	3771
FOURTH	333	3584	350	3771
TOTAL	1049	11291	1104	11878

The building will be finished to shell condition with capped mains services provided.



LEISURE BOX

HARBOUR CENTRAL • MILLHARBOUR • LONDON E14

PLANNING/USE

The building holds D2 planning use suitable for a gym, cinema and members club.

TERMS

A new lease is available for a term by negotiation.

RENT

By negotiation.

Further information can be obtained from sole agent:

Cherryman
0207 40 400 40
www.cherryman.co.uk

Colin Leslie
colin@cherryman.co.uk

Bob Ashton
bob@cherryman.co.uk

A joint development by



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