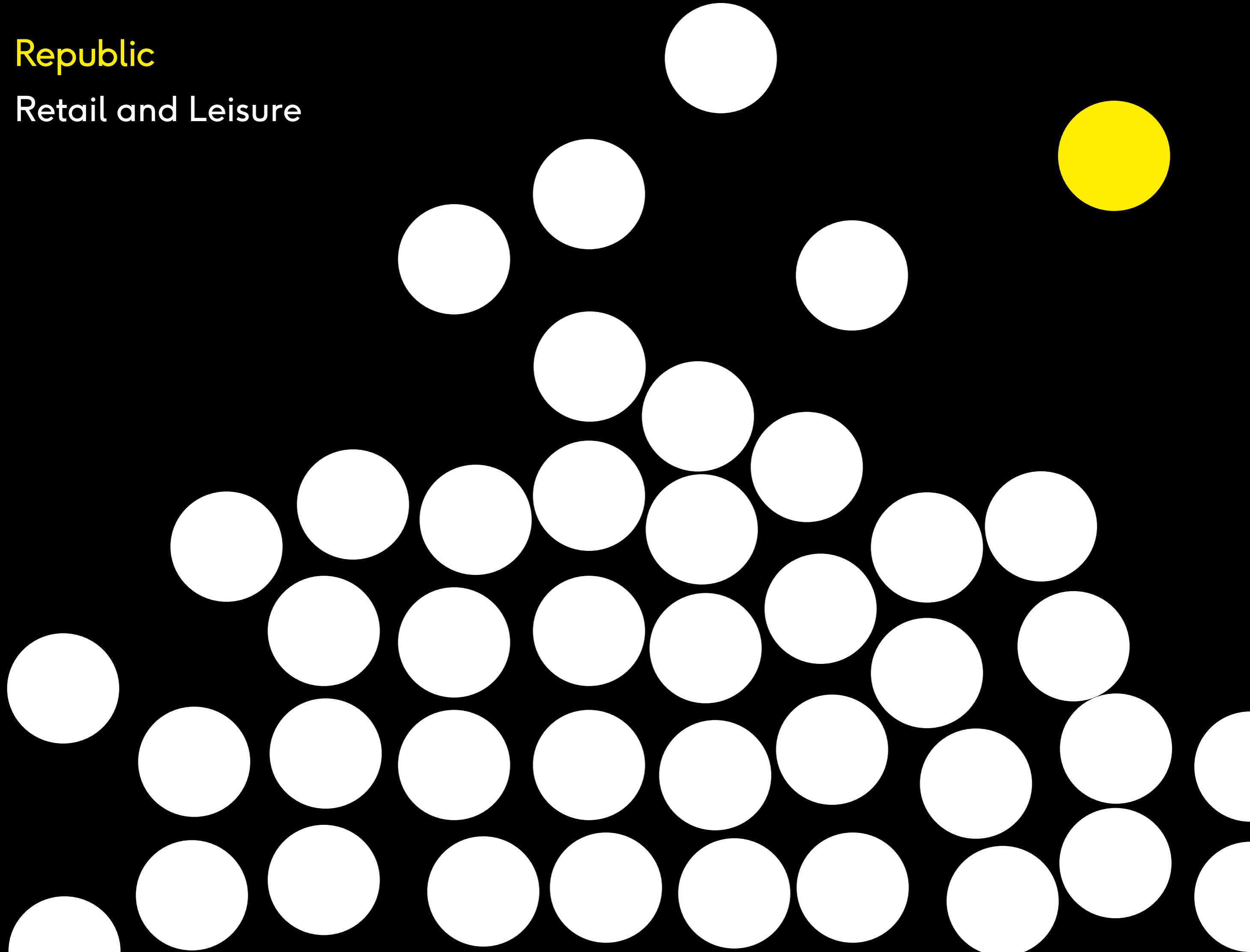


Republic

Retail and Leisure





Republic





We are Republic

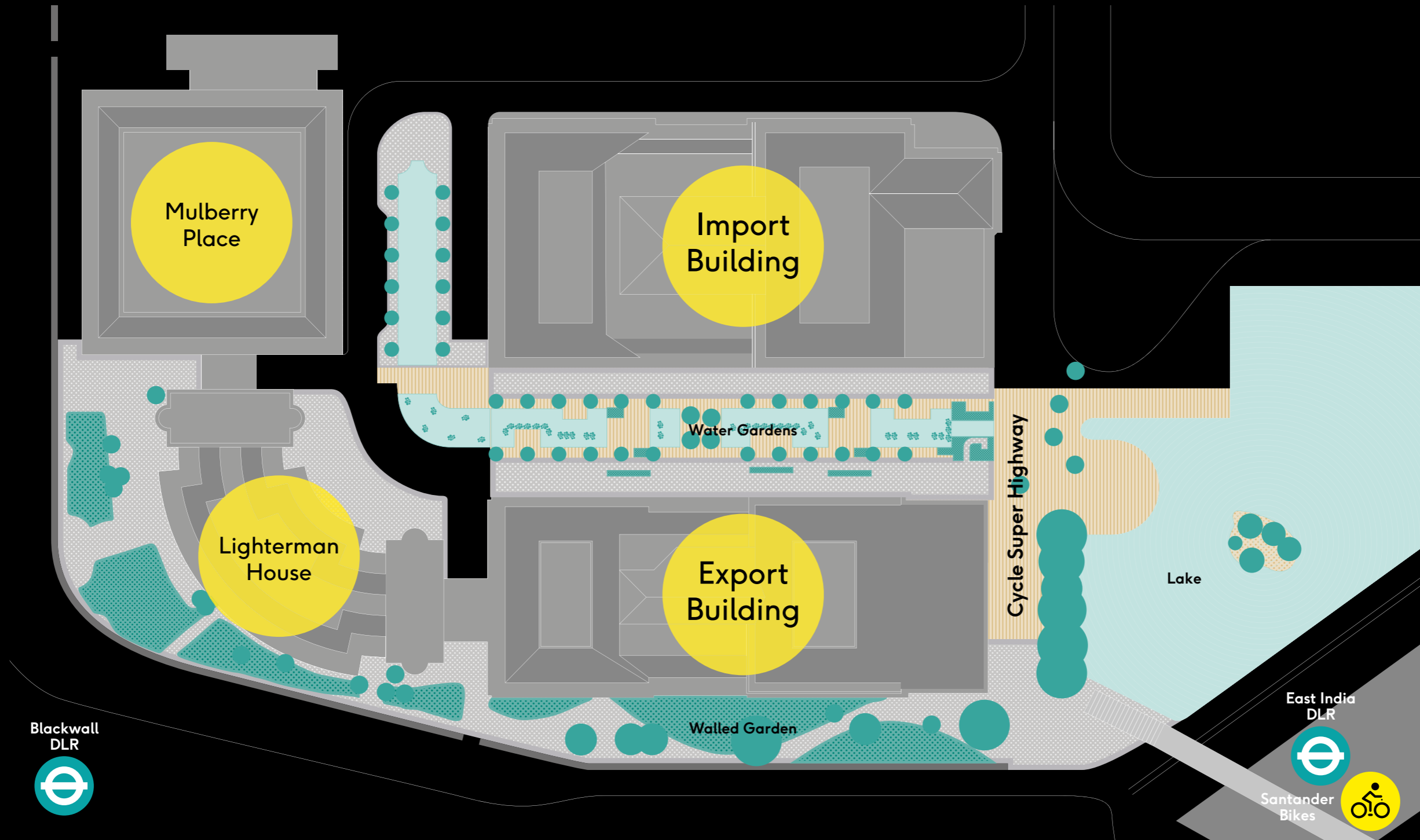
A 720,000 sq ft contemporary office campus in East London – a state of independence for an independent state of mind.

Republic offers 43,000 sq ft of retail and leisure space, centred around a stunning water garden and public realm.

Masterplan

| | |
|-------------------|----------------------|
| Import Building: | 281,331 sq ft |
| Export Building: | 232,480 sq ft |
| Lighterman House: | 64,983 sq ft |
| Mulberry Place: | 142,375 sq ft |
| Total | 721,169 sq ft |

Plan not to scale.
For indicative purposes only.



Republic is at the centre of a dynamic, rapidly evolving East London district surrounded by a burgeoning residential population. It is within easy walking distance of Canary Wharf and is connected to the City and West End by excellent transport links.

The Import and Export Buildings consist of 514,000 sq ft of office space for creative and innovative businesses. Republic is already home to a dynamic mix of sectors from digital media and international telecoms giants to co-working and charities.

Retail and leisure units are available from 616 sq ft to 17,714 sq ft.



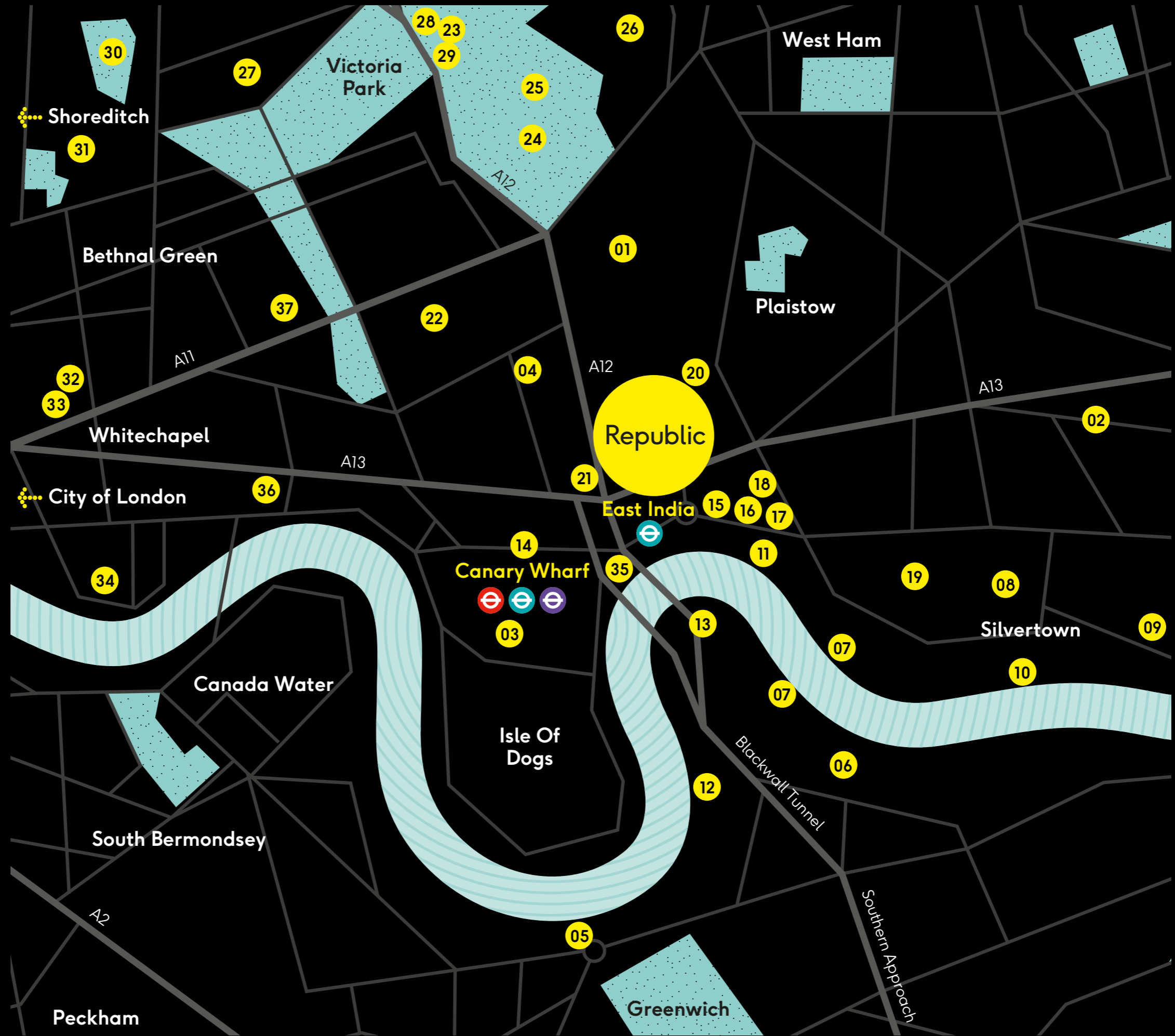
Location

Docklands

The Bigger Picture

Landmarks

- 01 3 Mills Studios
- 02 Beckton District Park
- 03 Canary Wharf
- 04 Crisp Street Market
- 05 Cutty Sark
- 06 Greenwich Peninsula Ecology Park
- 07 Emirates Air Line Cable Car
- 08 ExCel London
- 09 London City Airport
- 10 Thames Barrier Park
- 11 Trinity Buoy Wharf
- 12 Meantime Brewing Company
- 13 The O2
- 14 Crossrail Place
- 15 Limmo Peninsula Ecology Park
- 16 London City Island
- 17 English National Ballet
- 18 National Film School
- 19 Royal Victoria Dock
- 20 Aberfeldy Village
- 21 Blackwall Reach
- 22 Poplar Union Arts Space
- 23 Fish Island
- 24 The London Stadium
- 25 Queen Elizabeth Olympic Park
- 26 Westfield Stratford City
- 27 Victoria Park Village
- 28 Cornerstone
- 29 Crate Brewery & Pizzeria
- 30 London Fields
- 31 Broadway Market
- 32 Brick Lane
- 33 Whitechapel Gallery
- 34 Tobacco Dock
- 35 New Providence Wharf
- 36 The Troxy
- 37 Queen Mary University



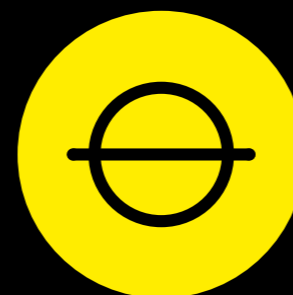
Connection

Key Facts

East India DLR Station Onsite

Elizabeth Line
5 minutes to the platform

Cycle Super Highway
runs through the site

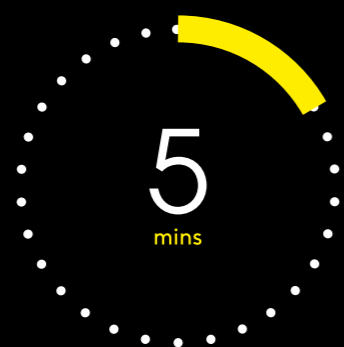


Key Travel Times (from East India DLR)

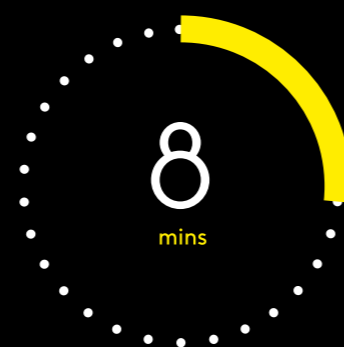
Canning Town
(DLR)



Canary Wharf
(DLR & Walk)



London City Airport
(DLR)



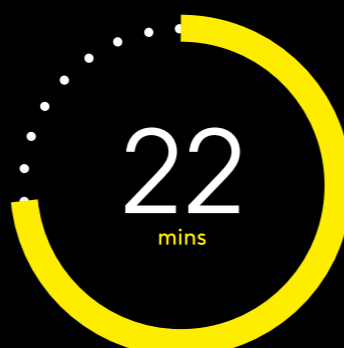
Stratford
(DLR & Jubilee)



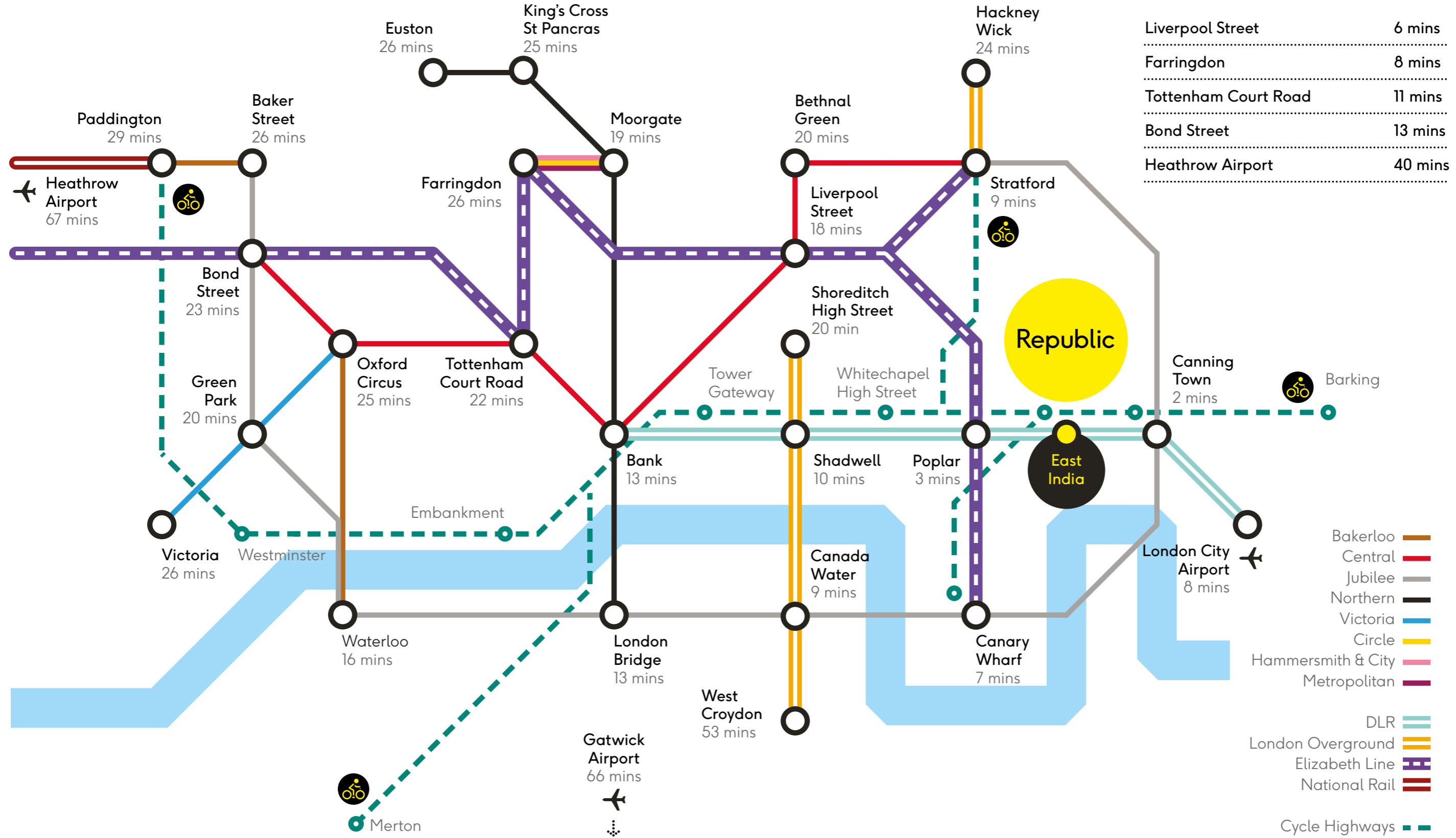
Bank
(DLR)



Bond Street
(DLR & Jubilee)



Connection Transport Map



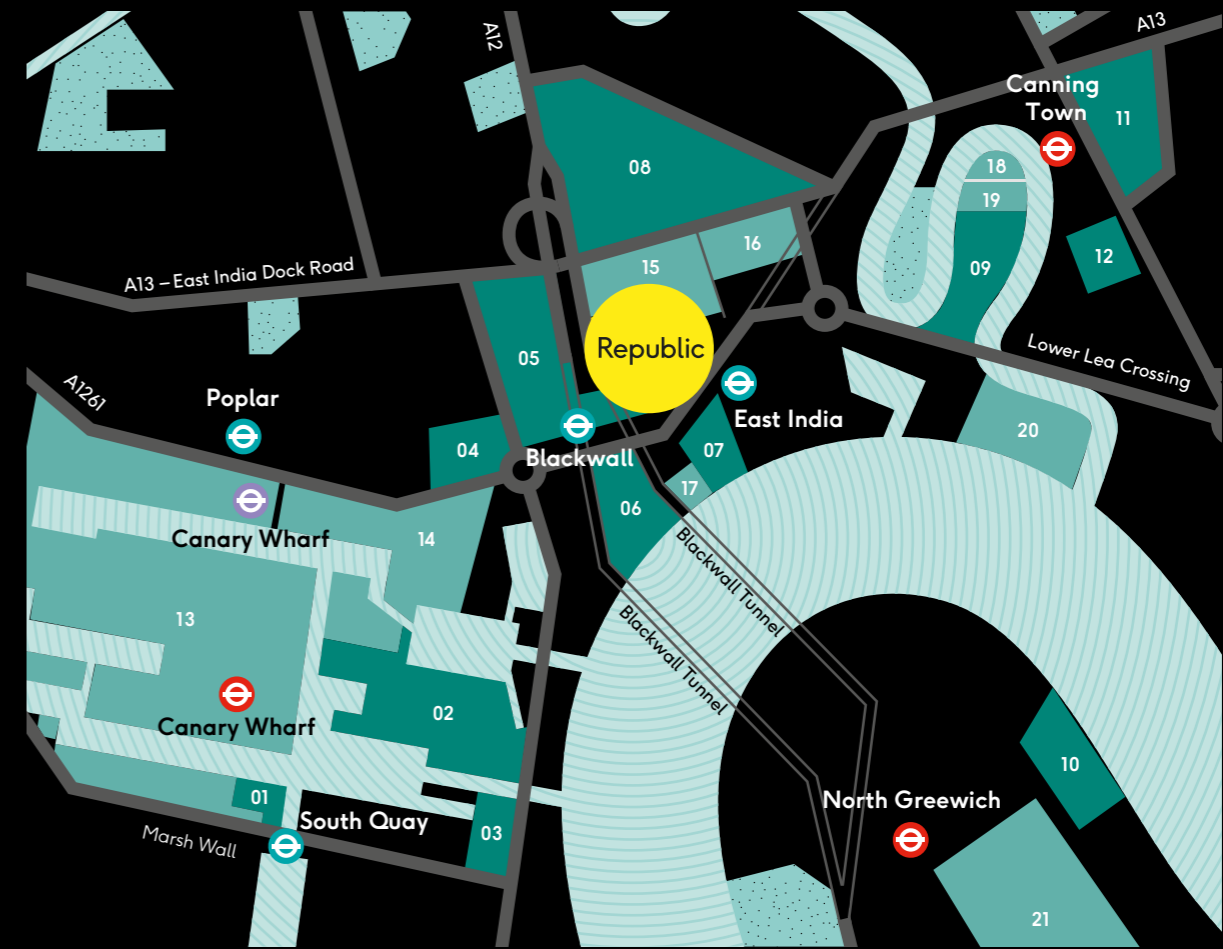
| | |
|----------------------|---------|
| Liverpool Street | 6 mins |
| Farringdon | 8 mins |
| Tottenham Court Road | 11 mins |
| Bond Street | 13 mins |
| Heathrow Airport | 40 mins |

Main map shows travel times from Republic. Source: TfL.

Connection Catchment

Republic's newly transformed campus is at the forefront of East London's commercial and cultural regeneration.

With over 20,000 new residents coming to the area through new residential developments and over 108,000 workers via new commercial developments – the local catchment population is constantly growing.



Number of residential schemes under construction within eyesight of Republic

11

Thousand

Increase in the population of Tower Hamlets over the past ten years

35

Percent

5th fastest growing borough in London for new business growth



Fastest growing borough in the UK for population growth



Local Residential Developments (Under Construction)

- 1 South Quay Plaza
1,332 Residents
- 2 Canary Wharf
5,500 Residents
- 3 Dollar Bay
182 Residents
- 4 Manhattan Plaza
882 Residents
- 5 Blackwall Reach
2,250 Residents
- 6 New Providence Wharf
1,089 Residents
- 7 Blackwall Yard
1,062 Residents
- 8 Aberfeldy Village
1,358 Residents
- 9 London City Island
2,559 Residents
- 10 Upper Riverside
1,500 Residents
- 11 Hallsville Quarter
1,650 Residents
- 12 Brunel Street Works
975 Residents

Local Commercial Developments (Workforce)

- 13 Canary Wharf
105,000 Workers
- 14 Billingsgate Market
C. 300 Workers
- 15 Global Switch
C. 300 Workers
- 16 Telehouse
500 Workers
- 17 Reuters
600 Workers
- 18 London Film School
C. 100 Workers
- 19 English National Ballet
C. 50 Workers
- 20 Trinity Buoy Wharf
200 Workers
- 21 Greenwich Peninsula
1,000 Workers

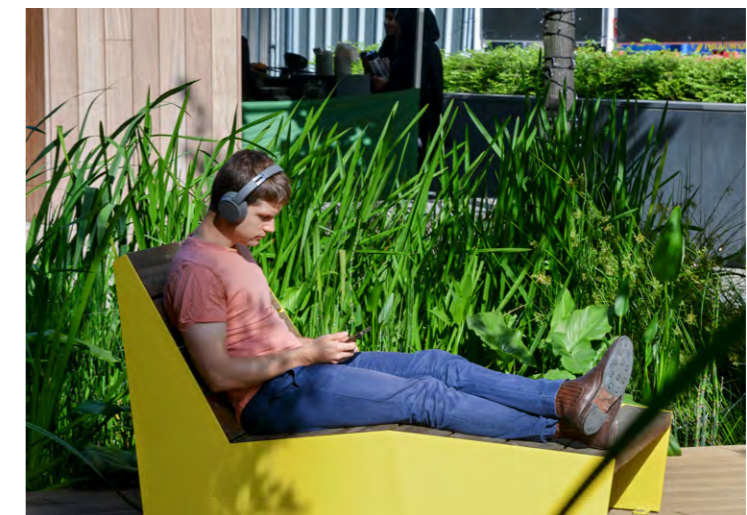


**Onsite
Amenity**



Stunning
water garden –
a public realm
at the heart
of the campus

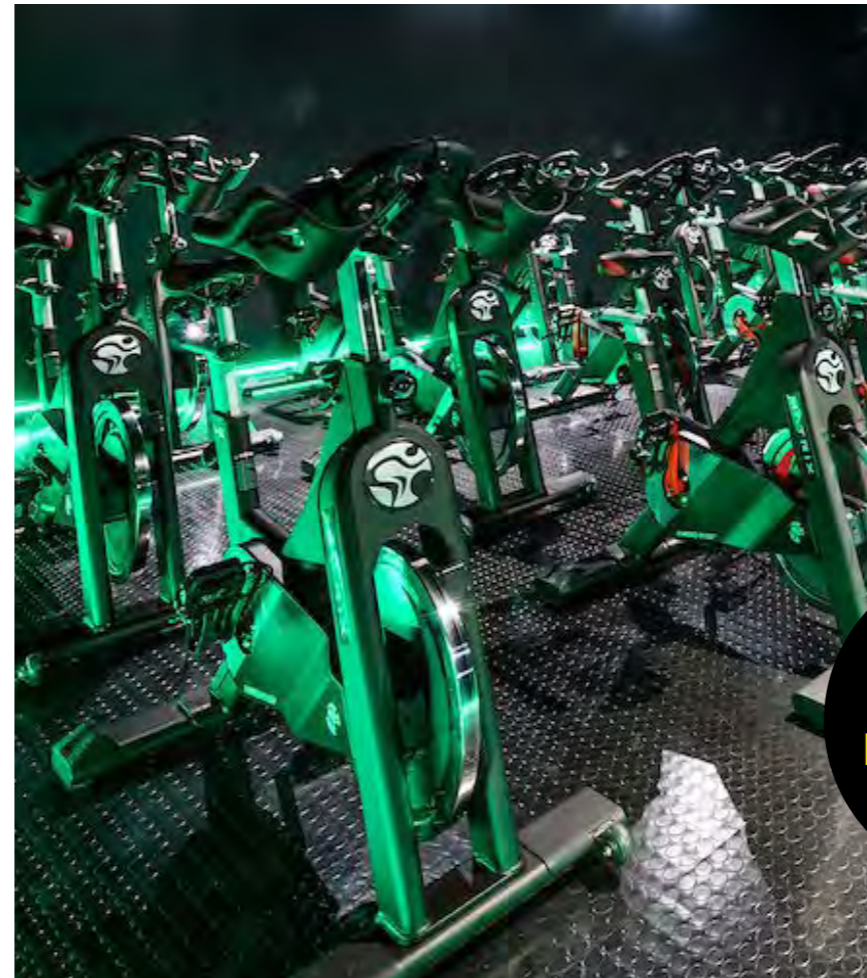
Communal Facilities
Public Realm



Eat, Drink, Exercise



Salento
Italian
Restaurant



PureGym/
F45 Training



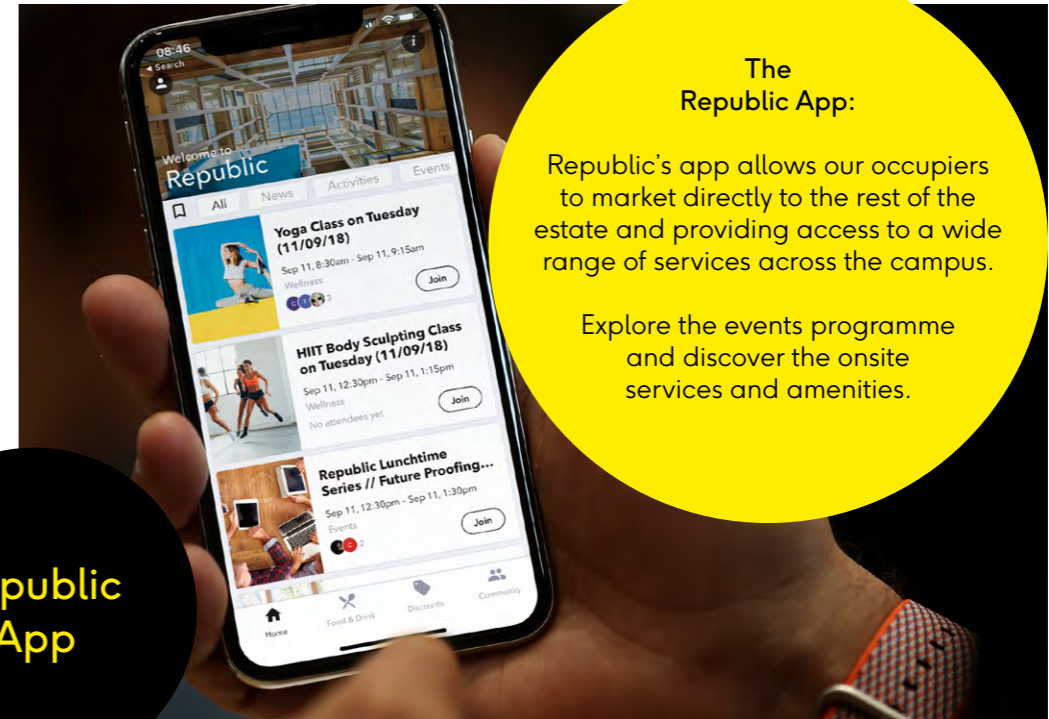
Simply
Fresh



The
Gentlemen
Baristas



Community



Events

Republic App

The Republic App:
Republic's app allows our occupiers to market directly to the rest of the estate and providing access to a wide range of services across the campus.
Explore the events programme and discover the onsite services and amenities.



A year-round schedule of events and activities to exercise the mind and body

Wellness



**Available
Space**

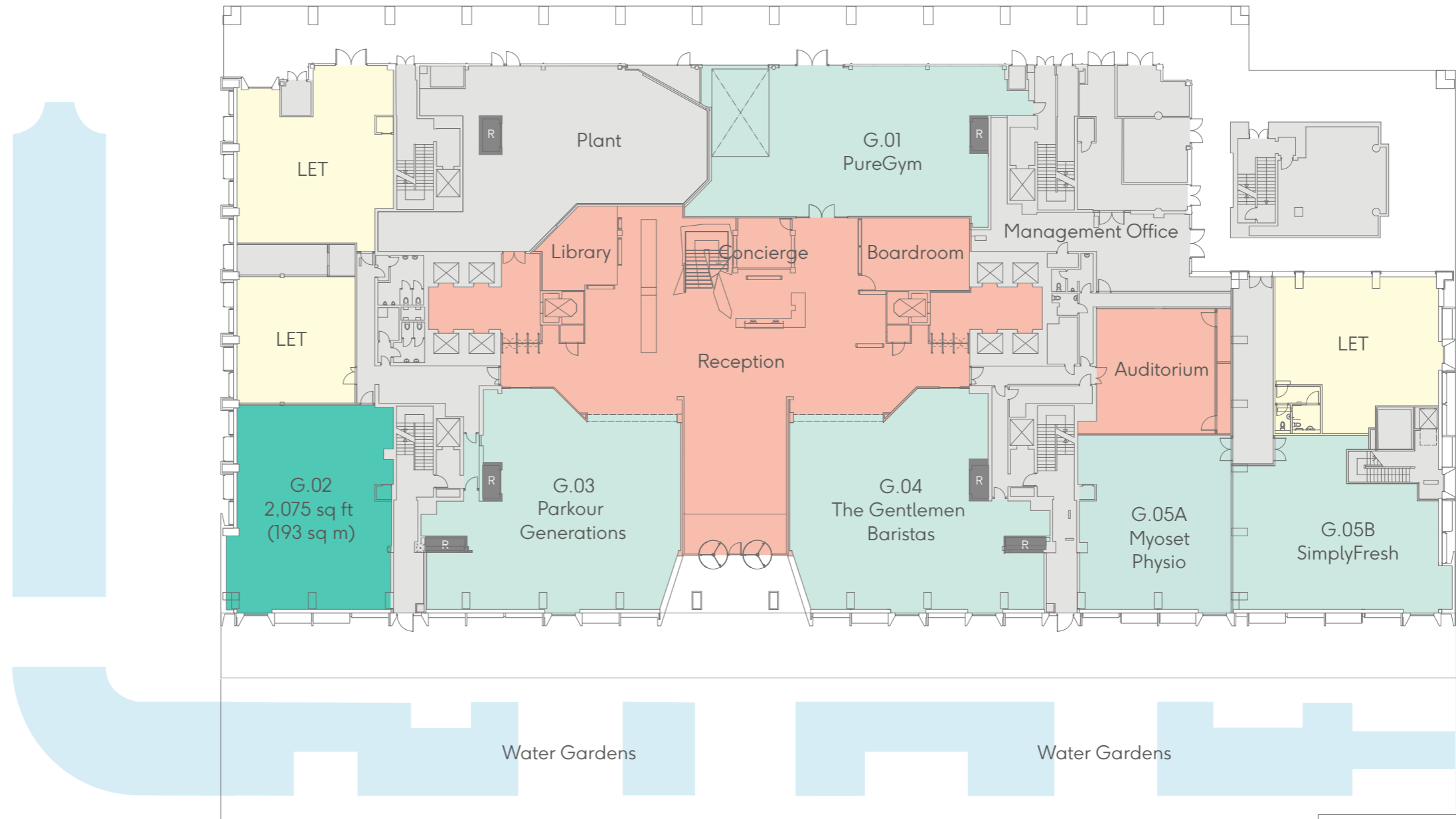


Import Building Ground Floor Plan

| Retail Unit | |
|---------------------|-------------------------------|
| G.01 | PureGym |
| G.02 | 2,075 sq ft / 193 sq m |
| G.03 | Parkour Generations |
| G.04 | The Gentlemen Baristas |
| G.05A | Myoset Physio |
| G.05B | SimplyFresh |
| Total Retail | 2,075 sq ft / 193 sq m |

Timing
Available now

Uses:
Retail, restaurant, bar and leisure uses considered



Available ●

Let ●

Republic / Retail and Leisure



MYOSET



Floor plans not to scale.
For indicative purposes only.



Export Building Ground Floor Plan

Retail Units

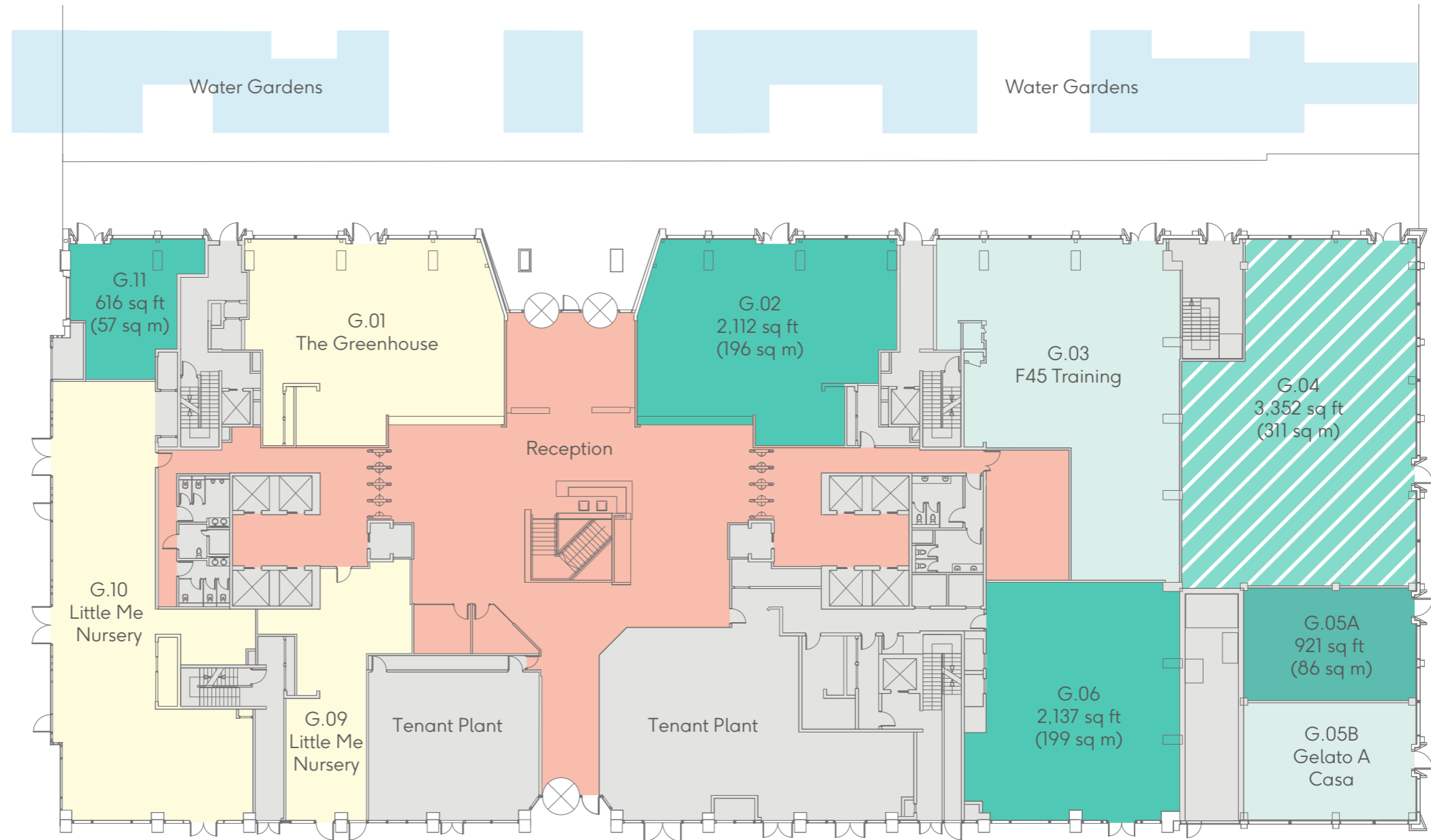
| | |
|---------------------|-------------------------------|
| G.01 | The Greenhouse |
| G.02 | 2,112 sq ft / 196 sq m |
| G.03 | F45 Training |
| G.04 | Under Offer |
| G.05A | 921 sq ft / 86 sq m |
| G.05B | Gelato A Casa |
| G.06 | 2,137 sq ft / 199 sq m |
| G.09 | Little Me Nursery |
| G.10 | Little Me Nursery |
| G.11 | 616 sq ft / 57 sq m |
| Total Retail | 5,786 sq ft / 538 sq m |

Timing

Available Now

Uses:

Retail, restaurant, bar and leisure uses considered



| | |
|-------------|---|
| Available | ● |
| Let | ● |
| Under Offer | ● |



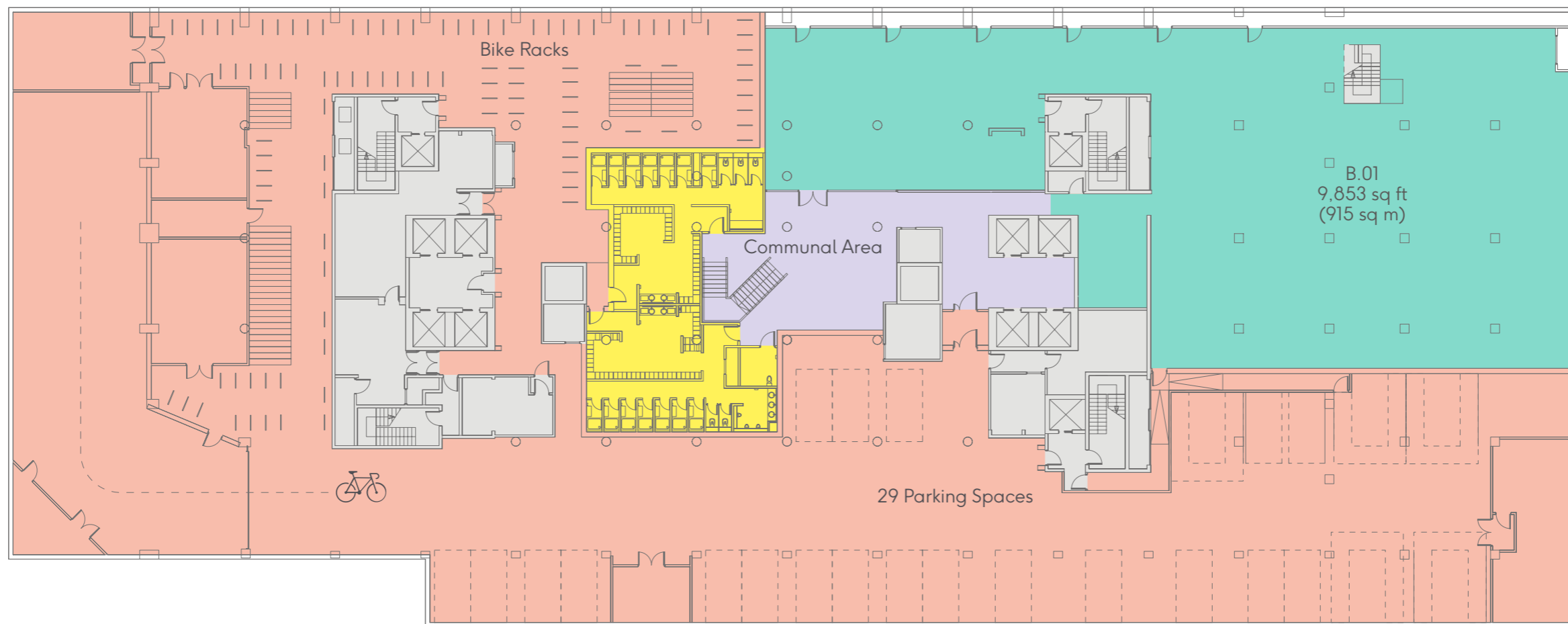
Floor plans not to scale.
For indicative purposes only.



Export Building Basement Floor Plan

Basement

B.01 9,853 sq ft / 915 sq m



- Available Retail/Event Space ●
- Showers ●
- Reception and Tenant Amenities ●
- Communal Area ●
- Core ●



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TRILOGY

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