



Retail, Leisure and Workspace Opportunities

Unit sizes from 1,034 sq ft to 4,154 sq ft



FORTUNES
DOCK

AT HALLSVILLE QUARTER

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Grainger PLC Fortunes Dock, Hallsville Quarter

- 11 ground floor commercial units available underneath Grainger's two Build to Rent blocks (totalling 278 residential units).
- Approximate unit GIAs range from 1,034 sq ft to 4,154 sq ft.
- A variety of planning consent across the units, including A1-A5, B1 and D2 options.
- Units located opposite Canning Town tube station accessing DLR, and London Underground services.
- Access to the new London Crossrail network as Custom House, Elizabeth Line is open.

Hallsville Quarter masterplan

- A total of 1,100 residential apartments provided within Phases 1, 2 & 3 of Hallsville Quarter.
- 100,000 sq ft of retail and restaurant space to be delivered within the regeneration programme, with the objective to establish the area as a destination.
- Existing tenants in Phase 1 & 2 already include both Morrisons, The Gym, Starbucks, McDonalds, Superdrug, Pret A Manger and Tian Tian

12,500 sq ft
OF COMMERCIAL SPACE

278 apartments
IN BUILDINGS D1 & D2

Mix of commercial uses
RETAIL, LEISURE & WORKSPACE



£3.7 BILLION
SPENT ON REGENERATION
OF THE AREA



1,130
APARTMENTS
AT HALLSVILLE
QUARTER



17,000
STUDENTS FROM
135 COUNTRIES*



12 MILLION
ANNUAL FOOTFALL
VIA CANNING
TOWN STATION



70,000
CATCHMENT
WITHIN 20
MINUTES WALK



300,000
SQ FT OF LEISURE
+ RETAIL SPACE**

36,111
TOTAL POPULATION
IN CANNING TOWN
+ CUSTOM HOUSE



74.19%
OF POPULATION
ECONOMICALLY
ACTIVE



*University of East London 2019
**Separate to Grainger's ownership

KEY FACTS & FIGURES ABOUT HALLSVILLE QUARTER

**£3.7
BILLION**

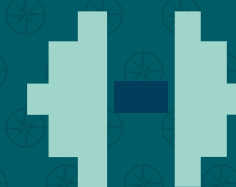
SPENT ON REGENERATION
OF THE AREA



1,039 cycle parking spaces

36,111

TOTAL POPULATION
OF CANNING TOWN &
CUSTOM HOUSE



The Gym is an anchor tenant alongside
Morrisons, Starbucks, McDonalds,
Superdrug, Petit Cafe and Ibis



30,000 sq m of retail and
leisure space available

**1,130
APARTMENTS**
AT HALLSVILLE QUARTER



10 bus stops
within 50 m

17,000
STUDENTS FROM
135 COUNTRIES*

**12
MILLION**

ANNUAL FOOTFALL VIA
CANNING TOWN STATION

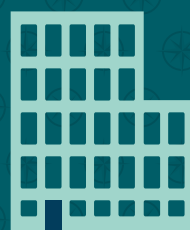


DLR and Jubilee line
only 30 m walk away

**70,000
CATCHMENT**
WITHIN A 20 MINUTE WALK

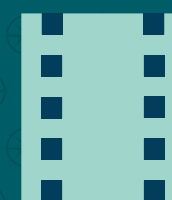


Over 4,800 sq m
of green space



Phase 3 will contain
620 new homes

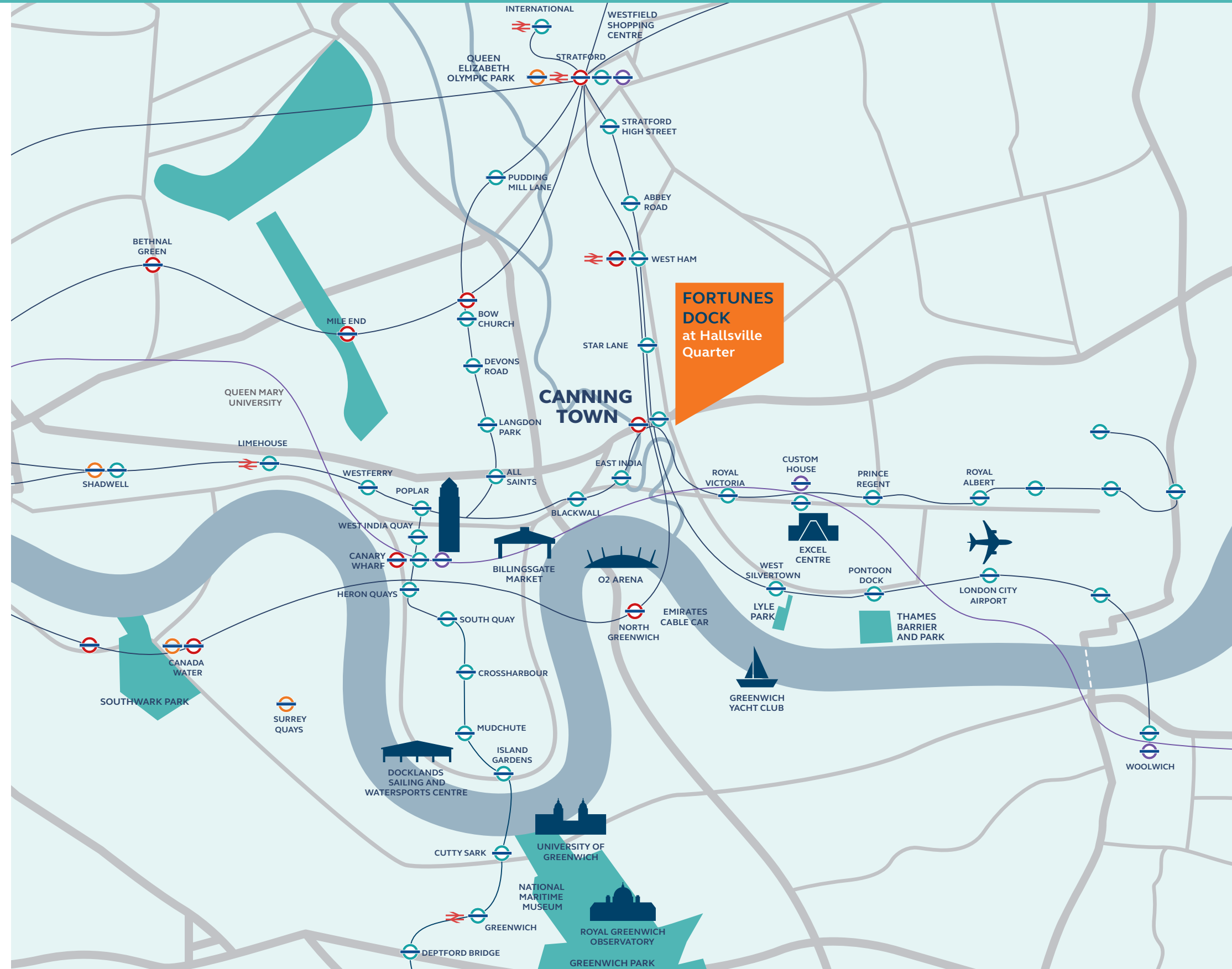
74.19%
OF POPULATION
ECONOMICALLY ACTIVE



3-screen cinema
launching 2023

30,000 SQM
OF RETAIL & LEISURE SPACE

- Fortunes Dock, Hallsville Quarter lies in the western part of Canning Town.
- Located opposite Canning Town Transport Interchange, which is serviced by the Jubilee line, DLR and the London bus network.
- Canning Town has great transport links, it takes three minutes to get to the O2; five minutes to get to London's financial hub, Canary Wharf and 19 minutes to Green Park in the vibrant West End.
- It also has a DLR station which makes it easy to get to City Airport in just six minutes, Tower Hill in 10 minutes and Bank in 15 minutes.
- Custom House on the Elizabeth line is just a four minutes journey away.
- The largest urban shopping centre, Westfield Stratford is a short six minute train ride away with Stratford International providing high speed travel around the South East of England.
- Heathrow airport is accessible in 44 minutes.



EASY DESTINATIONS BY FOOT, CYCLE OR TRACK FROM FORTUNES DOCK



WALKING

Canning Town
Station
1 min

Morrisons
Canning Town
2 mins

English
National Ballet
9 mins

Emirate Air Line/
Royal Docks
14 mins

Bow Creek/
Ecology Park
15 mins

Dock Beach
17mins



CYCLING

Emirate AirLine/
Royal Docks
5 mins

Excel
Centre
6 mins

Thames
Barrier Park
10 mins

Canary Wharf
14 mins

Queen Elizabeth
Olympic Park
17 mins

Spitalfields
28mins



DLR from Canning Town

London City
Airport
6 mins

Canary Wharf
13 mins

Westfield
Shopping Centre
Stratford City
13 mins

Woolwich
Arsenal
14 mins

Bank
15 mins

Aldgate
21 mins



JUBILEE LINE from Canning Town

North Greenwich
3 mins

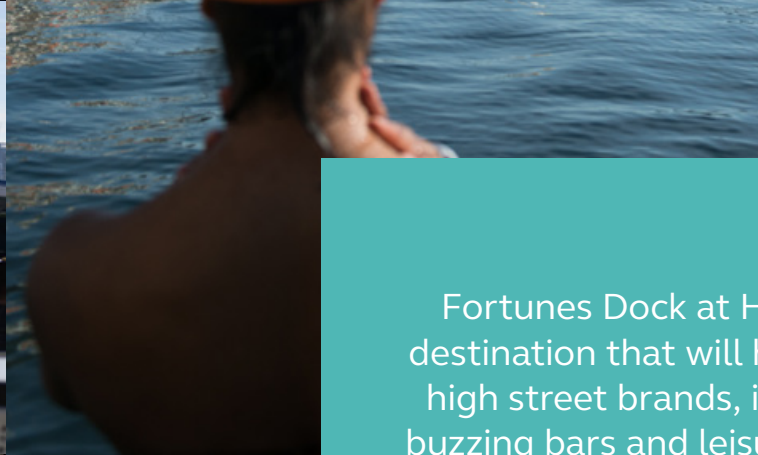
Canary Wharf
5 mins

Canada Water
7 mins

Waterloo
14 mins

Green Park
19 mins

Tower Bridge
23 mins



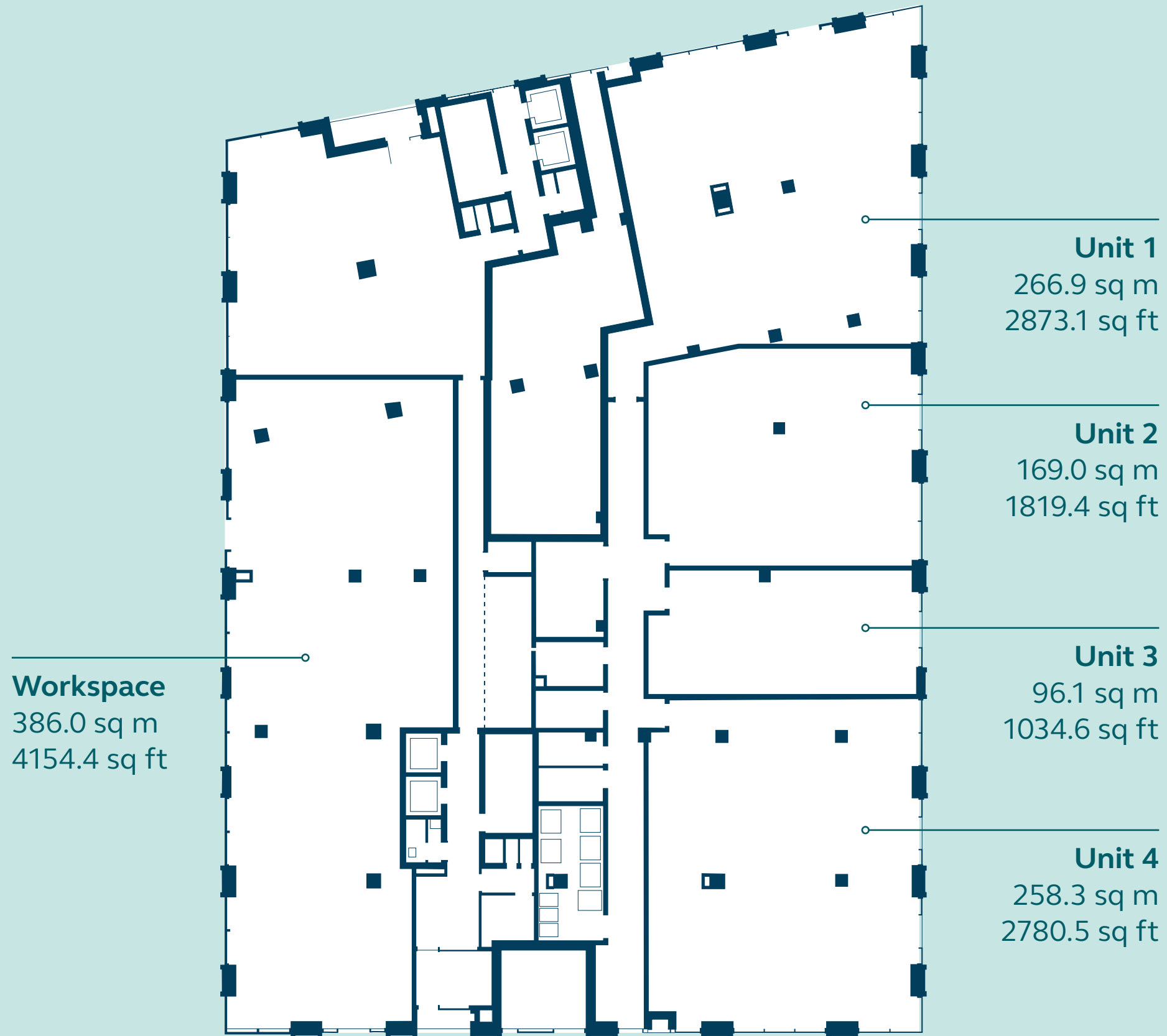
Fortunes Dock at Hallsville Quarter is a destination that will have a unique blend of high street brands, independent eateries, buzzing bars and leisure facilities. Westfield Stratford shopping centre is just a stone's throw away, take the cable car to the O2 or join London's Royal Docks swimming club for a brisk length.



Availability in Block D2

	Planning Consent	New Area (sq ft)
UNIT 1	A1-A5	2,873
UNIT 2	A1-A5	1,819
UNIT 3	A1-A5	1,034
UNIT 4	A1-A5	2,780
WORKSPACE	B1	4,154
TOTAL		12,660





Units available by way of full repairing and insuring leases for a term to be agreed.

Rent:
Available upon request.

Costs:
Each party is to be responsible for their own legal costs.

Rates:
To be assessed.

Service charge:
Tenants will be required to pay a service charge. Further details upon request.

Planning:
All units benefit from flexible planning use class A1/A2/A3/A4 & B1.

VAT:
Will be levied at the prevailing rate.

EPC:
Available upon completion of the development.

Viewing:
Strictly by appointment with the agent.

Agents:
LUNSONMITCHENALL

William Hooper
m: +44 (0)7761 899 924
e: williamh@lunson-mitchenall.co.uk

Matilda Farmer
m: +44 (0)7955 239 775
e: matildaf@lunson-mitchenall.co.uk

CFC

Alex Lowry
alex@cfcommercial.co.uk
020 3370 4334

Catherine Johnson
catherine@cfcommercial.co.uk
020 3370 4334

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