



Say hello to 50 million new customers

9 A1 Retail / F&B units
at Canary Wharf Station

stationretail.london/canarywharf



Part of the TFL property portfolio



STATION
RETAIL

One of London's most iconic destinations

Canary Wharf is a vibrant retail and leisure destination, built around one of the world's most high profile business districts. It has over 14m sq ft of office space, a workforce of over 100,000 wealthy professionals, an ever expanding

residential population, and a program of cultural events attracting millions of visitors every year. There are over 50 million journeys in and out of Canary Wharf Station every year, and every passenger is a potential new customer.

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STATION
RETAIL

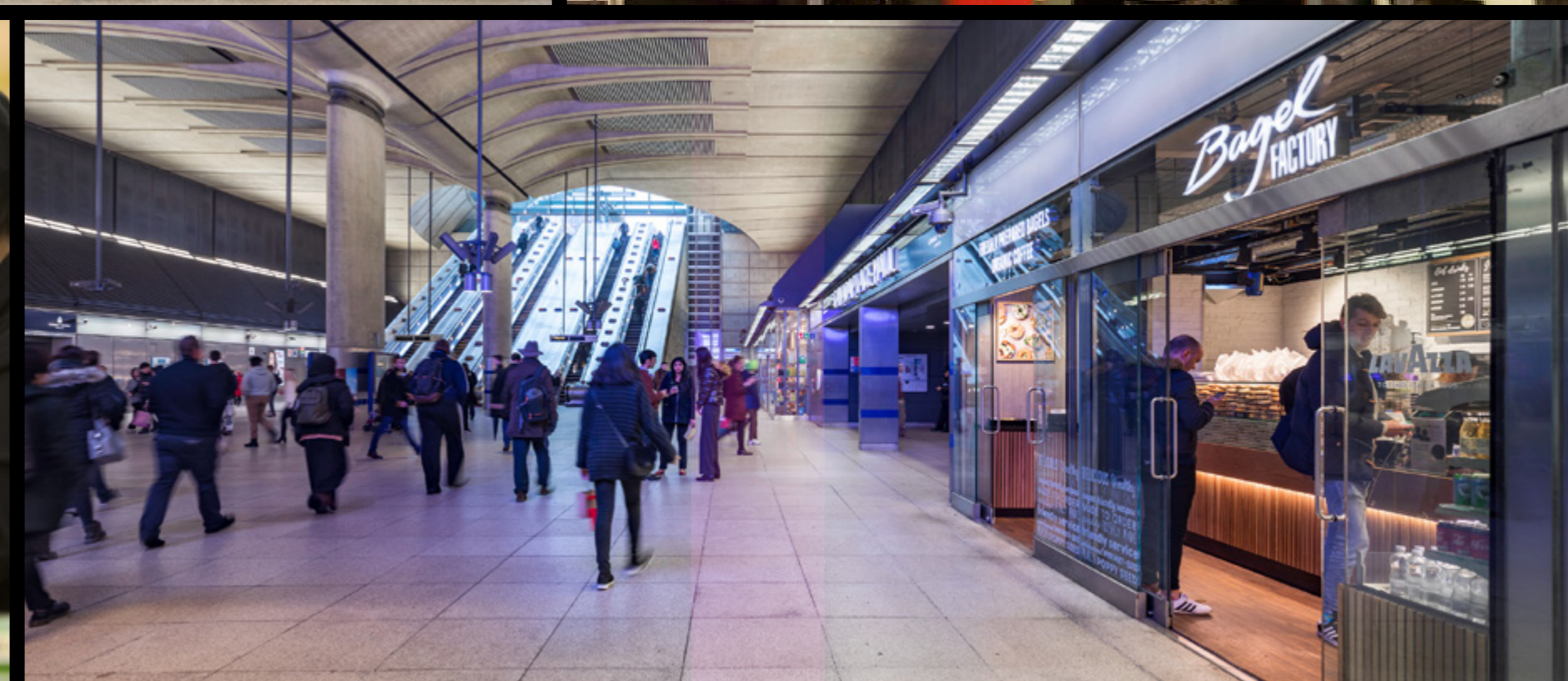
There is a broad mix of retailers and F&B occupiers in the vicinity, both on the station's Western Concourse and in the two adjacent malls.

In the heart of 16m sq ft of retail and office space these new retail units are perfectly positioned to capture commuters in a rush, those looking for a quick bite to eat or the destination shopper.

Existing concourse retailers include:

Notes, Bagel Factory, Paperchase, Neal's Yard, Adam Grooming Atelier and Blow & Dry Express

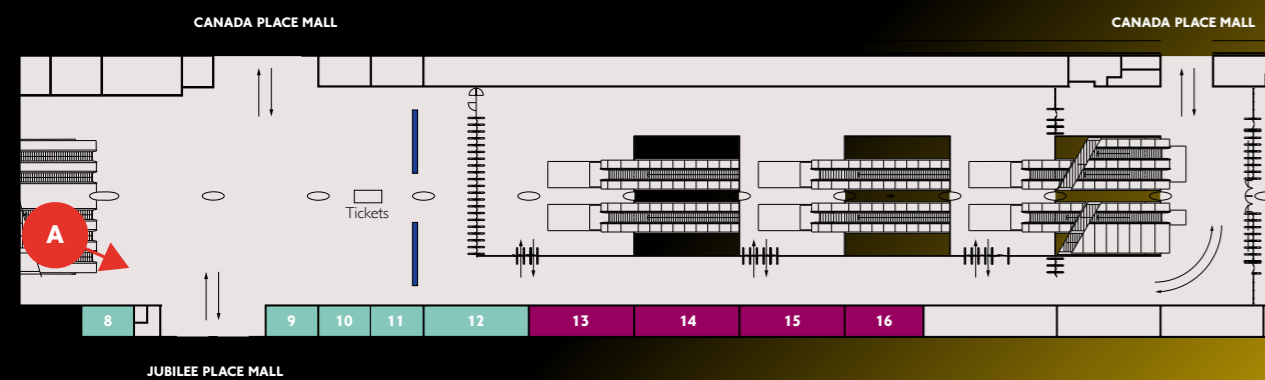
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STATION RETAIL

This exciting new opportunity at Canary Wharf Station is in a prime position on the Western Concourse at the bottom of the main escalators.

The Western Concourse at Canary Wharf Station connects Canada Place and Jubilee Place malls. This area has become a retail destination in its own right and an integral part of the wider retail offering.



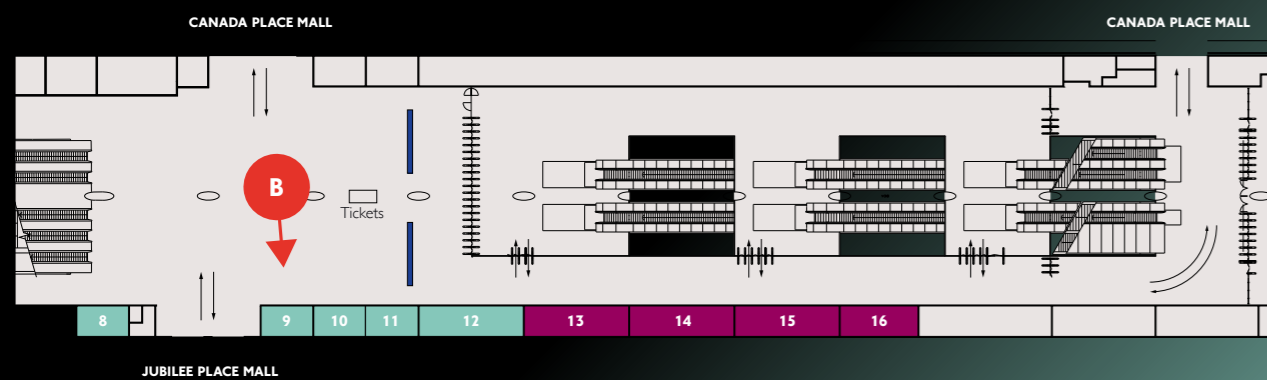
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View A – Computer Generated Image

STATION RETAIL

These modern retail units, from **172 sq ft (16m²) to 444 sq ft (41.3m²)** are an opportunity for both retail and F&B brands to capture trade from the extraordinarily high footfall through the station each year.



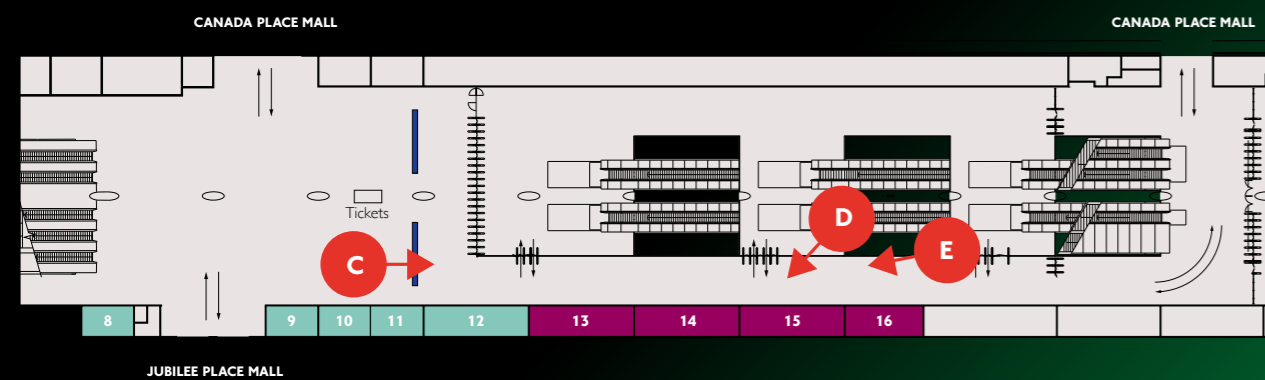
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View B — Computer Generated Image

STATION RETAIL

The units are well positioned to capture people travelling through the station, with close proximity to the ticket barriers.



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View D — Computer Generated Image



View C — Computer Generated Image



View E — Computer Generated Image

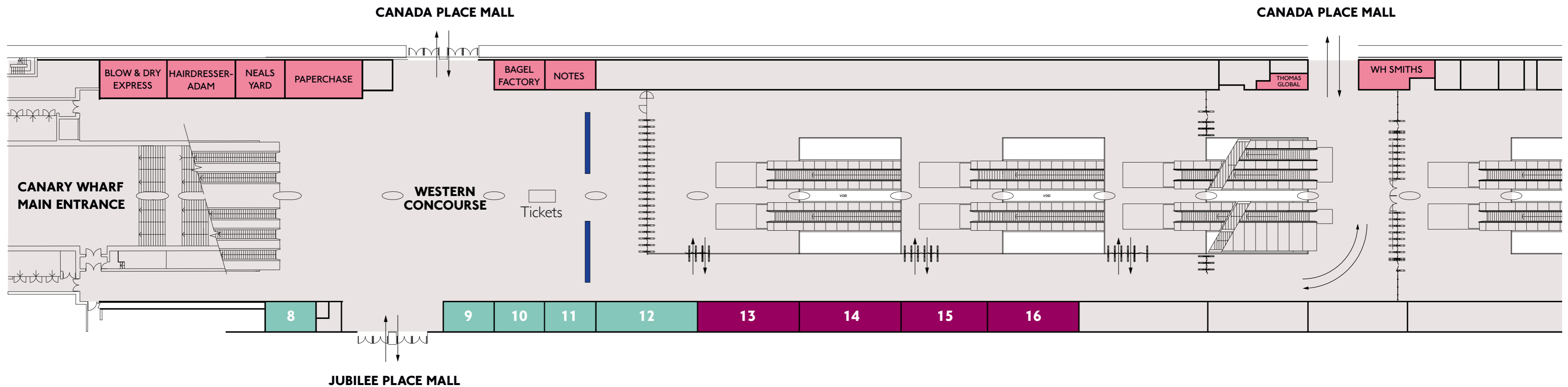


Retail Units

Unit 8	LET	172 sq ft (16m ²)
Unit 9	LET	215 sq ft (20m ²)
Unit 10	LET	215 sq ft (20m ²)
Unit 11	UNDER OFFER	215 sq ft (20m ²)
Unit 12	UNDER OFFER	435 sq ft (40.5m ²)

F&B Units

Unit 13		435 sq ft (40.5m ²)
Unit 14	LET	444 sq ft (41.3m ²)
Unit 15		322 sq ft (30m ²)
Unit 16		322 sq ft (30m ²)



Existing retailers High level advertising screens

Further details about the units can be found on the website:

stationretail.london/canarywharf

The units are on the ground floor only and will be handed over in shell condition with shop fronts installed. N.B. additional storage may be available on a separate licence.

STATION RETAIL

Rent

Quoting rent – upon application.

Rent will be the higher of a base rent or a percentage of turnover, whichever is the higher.

Insurance

Insurance costs for the current year will be estimated – tbc upon application.

Rates

The Tenant will be responsible for the Rates Payable which are yet to be assessed. Interested parties are advised to contact the VOA direct for more information.

Services

The units will have power supply, water and drainage. Units 12-15 have services to support an A1 F&B use.

Planning

The units currently benefit from A1 planning use under the Town and Country Planning (Use Classes) Order 1972.

Lease

The units are available on a 5 year lease contracted outside the Landlord & Tenant Act and will be subject to a 6 month rolling Landlord break, incorporating annual rent reviews linked to RPI +1%.

Legal Costs

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

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STATION RETAIL

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Details available from:
www.leasingbusinesspremises.co.uk

Misrepresentation Act 1967 And Property Misdescriptions Act 1991

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