

# LONDON DOCK

WAPPING

COMMERCIAL  
OPPORTUNITIES



# COMMERCIAL OPPORTUNITIES AT LONDON DOCK



**LONDON DOCK IS A THRIVING NEW LONDON NEIGHBOURHOOD. BRINGING PEOPLE TOGETHER THROUGH A VIBRANT AND UNIQUE DEVELOPMENT RICH IN HISTORY AND EXCEPTIONAL ARCHITECTURE, BOTH NEW AND OLD.**

Providing 2,038 new homes and 150,000 sq ft of commercial.

Combining the delivery and placemaking expertise of St George with world-class architect Patel Taylor, London Dock is an exceptional development, which interconnects the world famous St Katharine Docks, Tobacco Dock, Moretown and Tower Bridge.



COMMERCIAL OPPORTUNITIES





# PEOPLE & PLACES

**47%**  
of the Tower Hamlets  
population is aged  
**20–39**

LONDON DOCK  
**7.5 ACRES**  
open space

LONDON DOCK  
**1,800+**  
High-Quality Homes  
Target development  
completion by 2035

LONDON DOCK  
**15 ACRES**  
mixed-use

**OVER  
900**  
apartments sold

Tower Hamlets' population  
is projected to increase by  
**17%**  
from 2018 to 2028 to  
**370,700**

LONDON DOCK  
**1,800+**  
residents

LONDON DOCK  
**150,000** SQ.FT  
commercial space



LONDON DOCK  
Tower Hamlets is  
one of London's  
**FASTEST  
GROWING  
BOROUGH**

**80+**  
new housing schemes, providing  
**10,000**  
new homes, within a mile  
radius granted permission  
in the last 10 years



**£2billion**  
Approximate local development & investment

Number of households in  
Tower Hamlets projected  
to increase 21% to  
**160,000**  
by 2028

TOBACCO DOCK  
**500,000**  
visitors per year





# IT'S ALL ABOUT CONNECTIONS

- 03

MINS\*

TO BANK STATION,  
HEART OF THE CITY,  
FROM SHADWELL DLR
- 05

MINS\*

TO CANARY WHARF,  
LONDON'S SECOND  
FINANCIAL CENTRE,  
FROM WHITECHAPEL
- 06

MINS\*

TO WESTFIELD  
STRATFORD,  
ON THE ELIZABETH LINE  
FROM WHITECHAPEL
- 13

MINS\*

TO KING'S CROSS  
ST PANCRAS  
INTERNATIONAL  
AND EUROSTAR,  
FROM TOWER HILL
- 17

MINS\*

TO CITY  
AIRPORT,  
FROM SHADWELL DLR
- 38

MINS\*

TO HEATHROW  
AIRPORT,  
ON THE ELIZABETH LINE  
FROM WHITECHAPEL





SITE  
MAP

UP TO 2,038  
NEW HOMES

KEY:

OCCUPIED/UNDER OFFER UNITS

AVAILABLE UNITS

CURRENT OCCUPIERS:

GAUGING  
SQUARE

01 Sainsbury's

01A Benham  
Reeves

01C CHAMPAGNE  
ROUTE

02B CLUB PILATES

04B 6'DAY FROM  
URBAN  
BARISTAS

02/03 STARRY MART

02A CITY DOCK  
PHARMACY

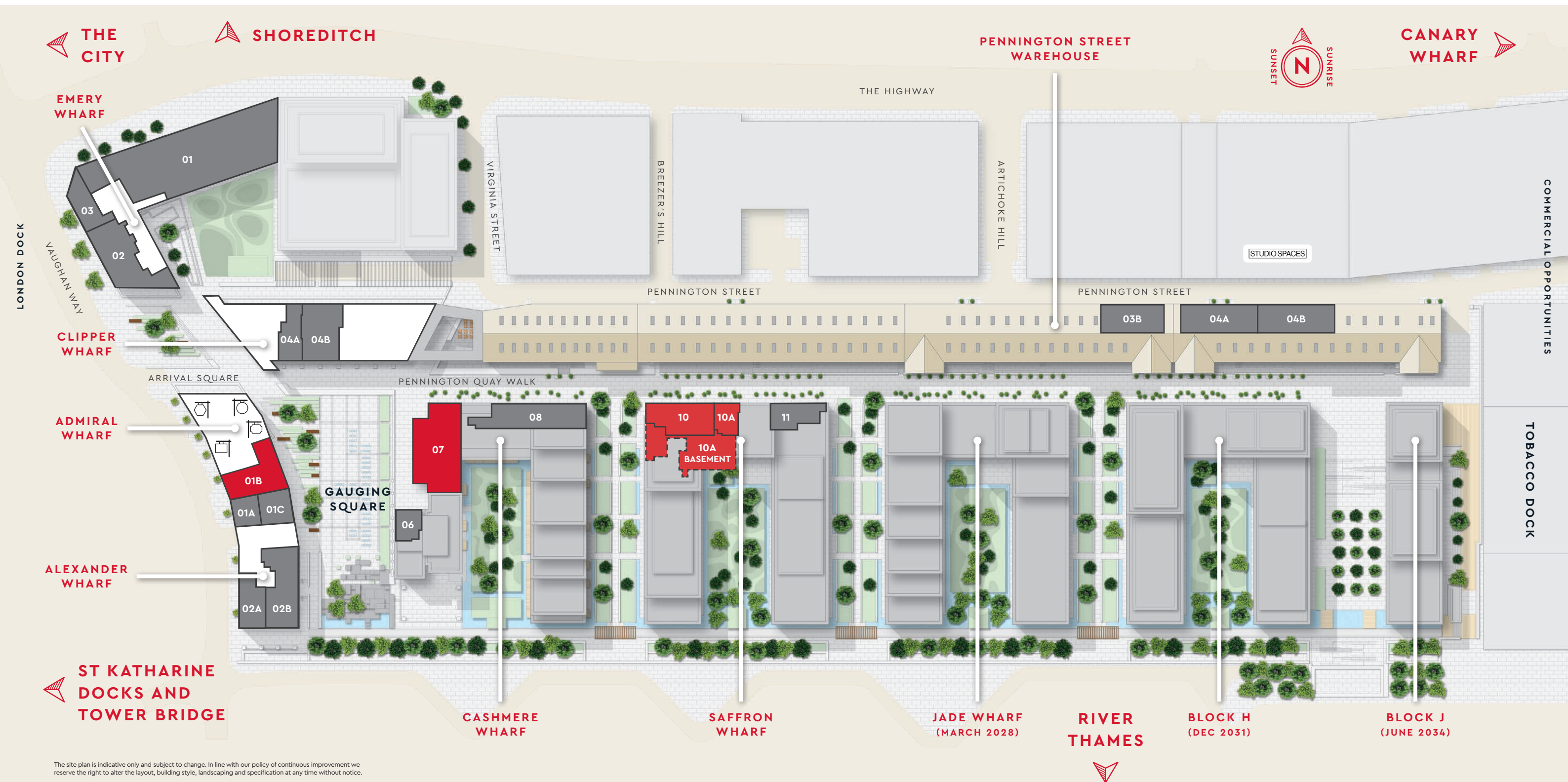
04A MOTHER DOUGH

08 CROSSFIT

PENNINGTON  
STREET  
WAREHOUSE

03B jtp

04A/04B bow  
arts



The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



# GAUGING SQUARE

A VARIETY OF SPACES WITH LARGE GLAZED FRONTAGES. UNITS ON THE BUSTLING GAUGING SQUARE LOOK OUT ONTO THE CHOREOGRAPHED WATER FOUNTAINS, WHILE EMERY WHARF SITS AT THE GATEWAY TO LONDON DOCK WITH EXCEPTIONAL ROADSIDE VISIBILITY.

COMMERCIAL UNITS AVAILABLE IN GAUGING SQUARE:

UNIT	BUILDING	LEVEL	AREA M <sup>2</sup>	AREA F <sup>2</sup>	AVAILABLE
01b	Alexander Wharf	Ground	154	1,662	NOW
06	Cashmere Wharf	Ground	60	640	UNDER OFFER
07	Cashmere Wharf	Ground	369	3,972	NOW
10a	Saffron Wharf	Ground	71	763	NOW
10a	Saffron Wharf	Basement	619	6,665	NOW
10	Saffron Wharf	Ground	196	2,109	NOW
11	Saffron Wharf	Ground	121	1,307	UNDER OFFER

KEY:

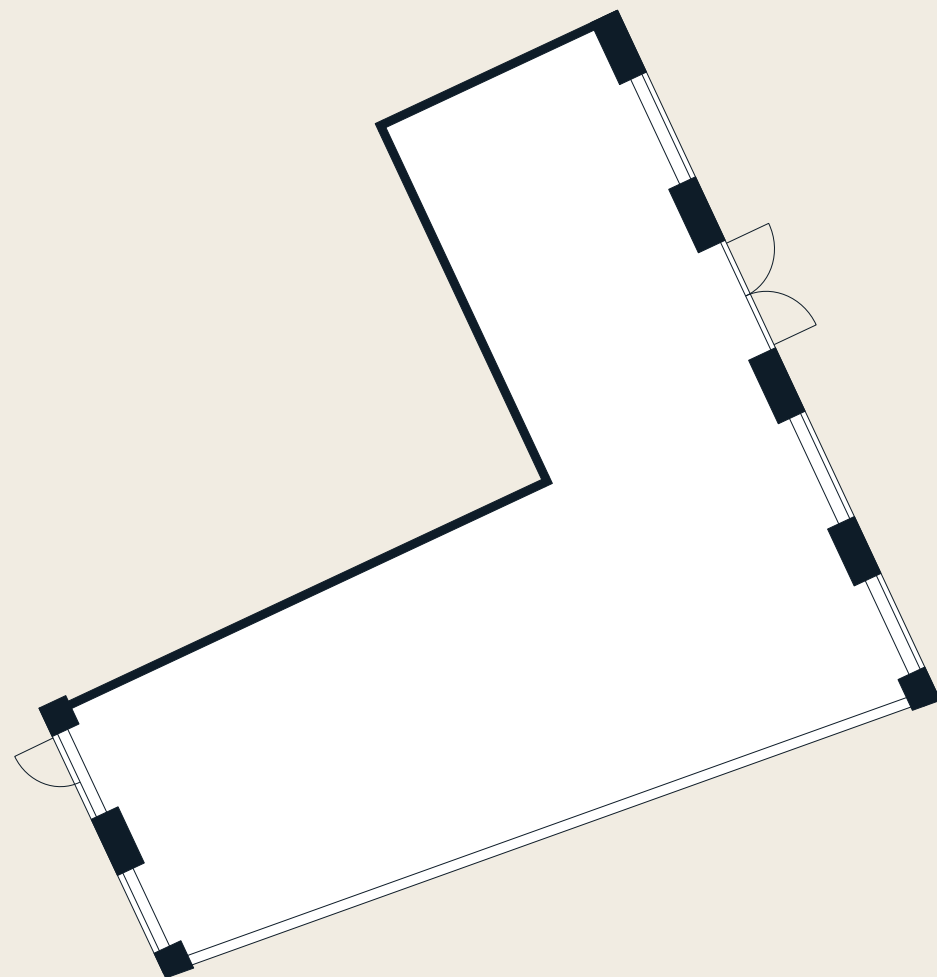
- AVAILABLE UNITS
- UNDER OFFER UNITS



Map not to scale, subject to change and is indicative only.

# ALEXANDER WHARF

UNIT 01B

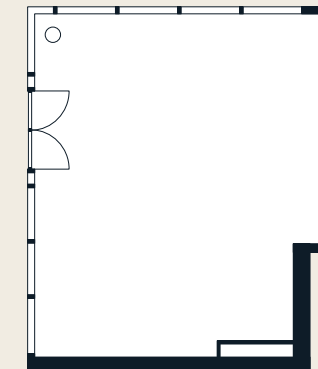


154M<sup>2</sup>  
1,662F<sup>2</sup>

GROUND FLOOR

# CASHMERE WHARF

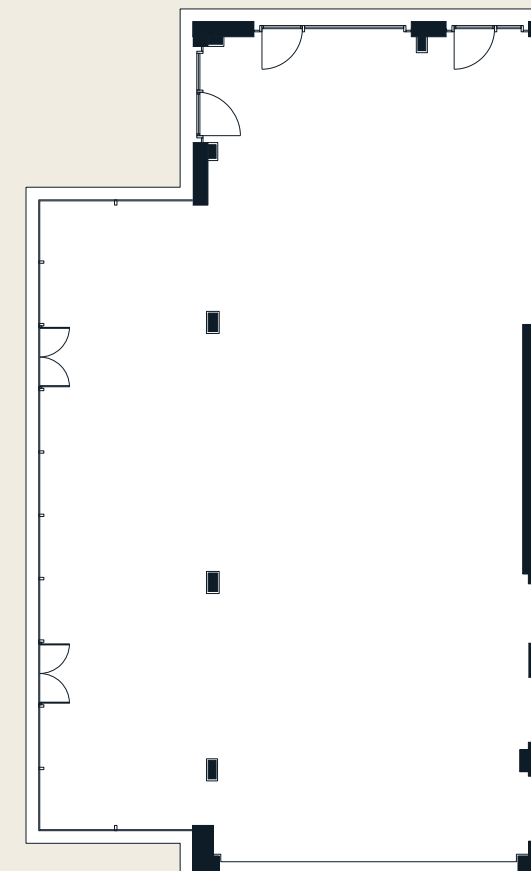
UNIT 06  
UNDER OFFER



60M<sup>2</sup>  
640F<sup>2</sup>

GROUND FLOOR

UNIT 07



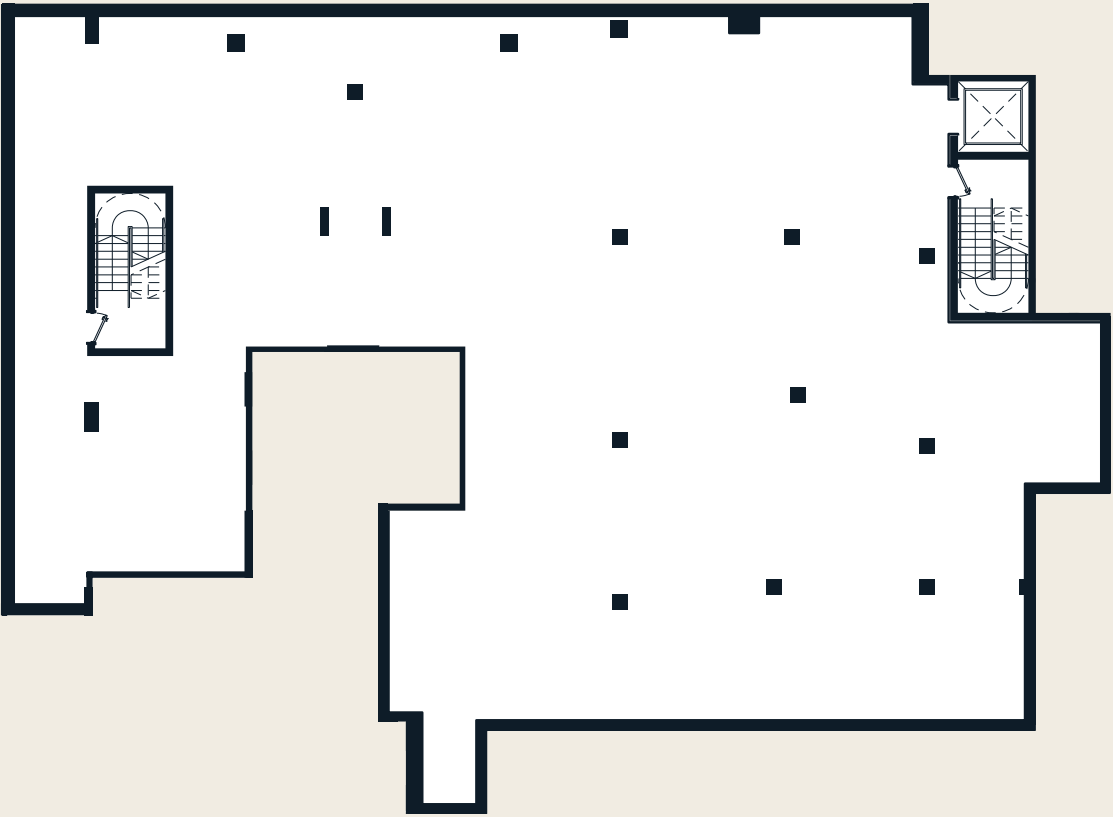
369M<sup>2</sup>  
3,972F<sup>2</sup>

GROUND FLOOR

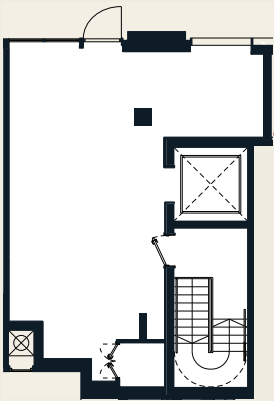
# SAFFRON WHARF

CEILING HEIGHT MEASUREMENT:  
RANGE OF 2.6M - 5.2M

## UNIT 10A



BASEMENT FLOOR



GROUND FLOOR

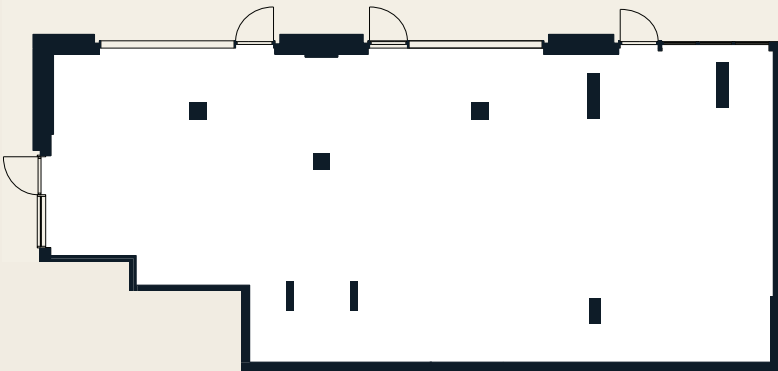
BASEMENT FLOOR

**619M<sup>2</sup>**  
**6,665F<sup>2</sup>**

GROUND FLOOR

**71M<sup>2</sup>**  
**763F<sup>2</sup>**

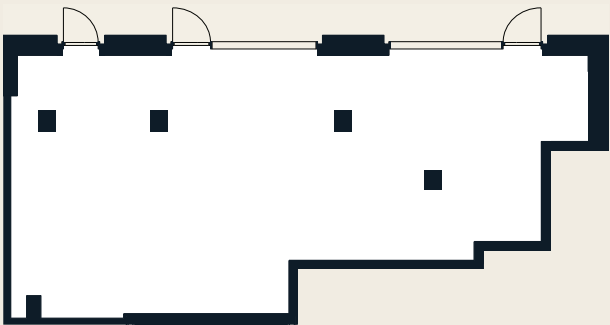
## UNIT 10



GROUND FLOOR

**196M<sup>2</sup>**  
**2,109F<sup>2</sup>**

## UNIT 11 UNDER OFFER



GROUND FLOOR

**121M<sup>2</sup>**  
**1,307F<sup>2</sup>**



# FOR MORE INFORMATION



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