

INTERNATIONAL QUARTER LONDON RETAIL & CATERING

Vision

An exciting retail opportunity

Stratford is fast becoming the capital's most desirable place to work, live and play. International Quarter London (IQL) is a unique opportunity to secure retail space at the very heart of the city's new business district. With a loyal, affluent customer base and a wealth of inviting public space, IQL is attracting the very best of British business.

Located at the gateway to Queen Elizabeth Olympic Park, IQL is where workers, students, residents and tourists connect. 25,000 employees and business visitors will intersect with the local 12,500 student population, plus vast numbers of international and domestic tourists visiting London's new Cultural and Education district.

Throughout the day and night and into the weekend, Stratford provides world class sporting facilities, events, museums and theatres. Park visitors, fans, local families and residents will make IQL an exciting new retail and dining destination, with independent and high street retailers at the core of London's most exciting new business destination.



A large, loyal catchment

With over 57,000 workers, students and visitors daily, IQL represents a fantastic opportunity for retail and food & beverage at the heart of the city's new business district.

25,000

workers at IQL



£80.5m

potential annual IQL worker spend

12,500

daytime student population



£24m

potential annual student spend

5.5m

visitors annually to QEOP



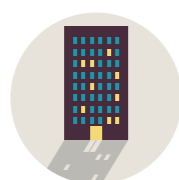
£5.8m

potential annual tourist spend



3,000

TfL staff on site from Autumn 2017



333

New apartments at IQL from Spring 2017



3,800

FCA staff on site from Spring 2018



1,300

Cancer Research Staff on site from Oct 2019



800

British Council Staff on site from Summer 2020

A £2.4bn

development spanning 22 acres



4 million

sq ft of new offices



15,000

sq ft of retail at IQL, phase 1+2



202
trains per hour from zone 2/3 location



25mins
to the city by bike via Cycle Superhighway 2

Adjacent East Bank, a new culture, education and sporting district for London



London Stadium



V&A East



Sadler's Wells

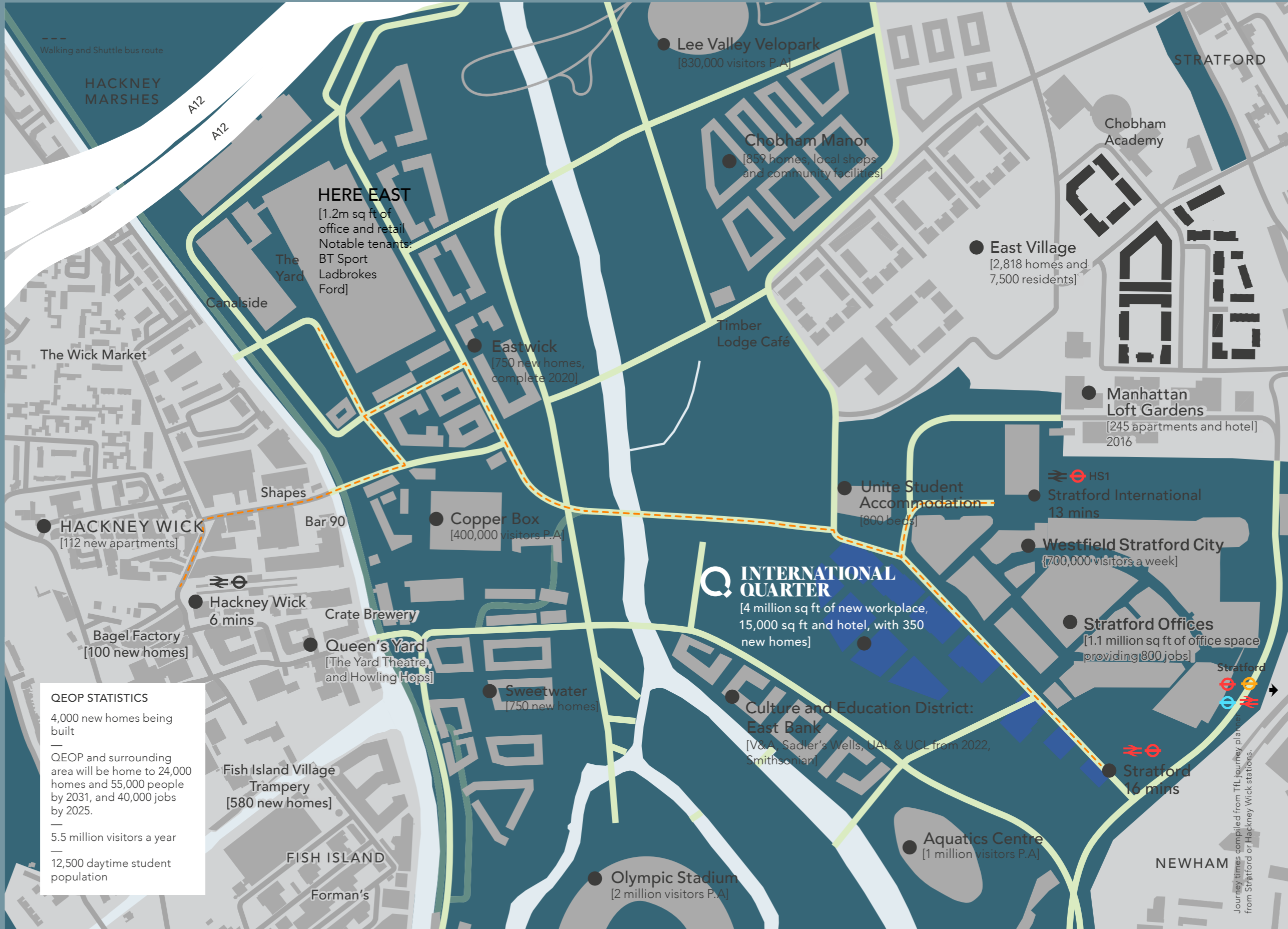


London College of Fashion



UCL East





QEOP STATISTICS

- 4,000 new homes being built
- QEOP and surrounding area will be home to 24,000 homes and 55,000 people by 2031, and 40,000 jobs by 2025.
- 5.5 million visitors a year
- 12,500 daytime student population

Journey times compiled from TfL journey planner from Stratford or Hackney Wick stations.

Walking and Shuttle bus route

HACKNEY MARSHES

A12

A12

HERE EAST

[1.2m sq ft of office and retail. Notable tenants: BT Sport, Ladbrokes, Ford]

The Yard

Canalside

The Wick Market

● Eastwick
[750 new homes, complete 2020]

● Lee Valley Velopark
[830,000 visitors P.A.]

● Chobham Manor
[859 homes, local shops and community facilities]

● East Village
[2,818 homes and 7,500 residents]

STRATFORD

Chobham Academy



● Manhattan Loft Gardens
[245 apartments and hotel] 2016

Timber Lodge Café

Shapes

Bar 90

● HACKNEY WICK
[112 new apartments]

● Hackney Wick
6 mins

● Bagel Factory
[100 new homes]

● Copper Box
[400,000 visitors P.A.]

Crate Brewery

● Queen's Yard
[The Yard Theatre, and Howling Hops]

● Sweetwater
[750 new homes]

INTERNATIONAL QUARTER
[4 million sq ft of new workplace, 15,000 sq ft and hotel, with 350 new homes]

● Unite Student Accommodation
[800 beds]

● Stratford International
13 mins

● Westfield Stratford City
[700,000 visitors a week]

● Stratford Offices
[1.1 million sq ft of office space providing 800 jobs]

Fish Island Village
Trampery
[580 new homes]

FISH ISLAND

Forman's

● Olympic Stadium
[2 million visitors P.A.]

Culture and Education District:
East Bank
[V&A, Sadler's Wells, UAL & UCL from 2022, Smithsonian]

● Aquatics Centre
[1 million visitors P.A.]

NEWHAM

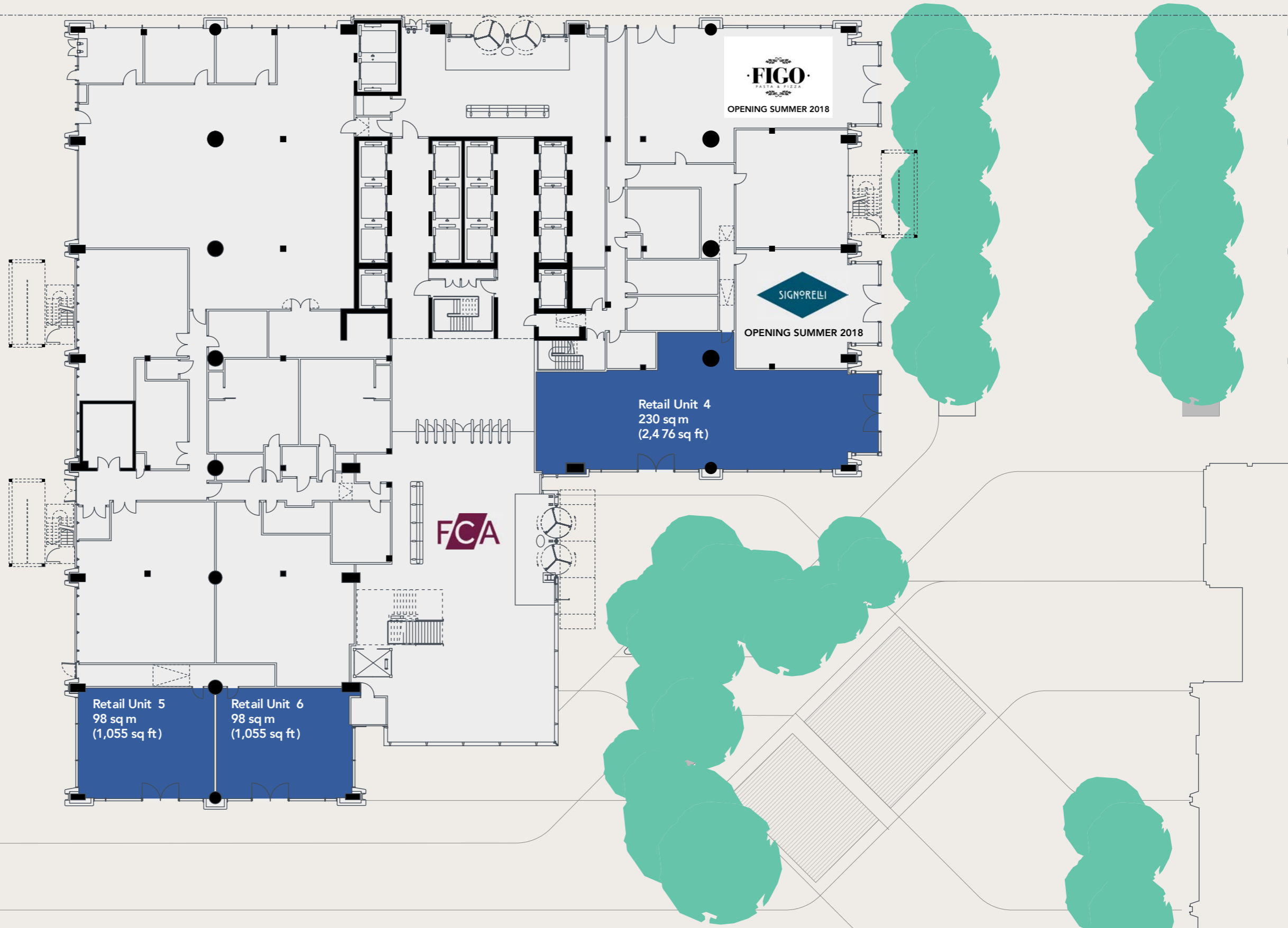
● Stratford
16 mins



Journey times compiled from TfL journey planner from Stratford or Hackney Wick stations.

Phase 2 floorplan

S4



Please note: Indicative areas

Unit 6

Unit 5

Unit 4



View looking north with S9 in the foreground and S4 and S2 behind

S9 (2019)

S2

S4 (2021)

UNIT 5



A new business district for London

To be East Bank Cultural District

Cancer Research +
British Council

FCA

TFL

Aquatic Centre



For more information please contact:



Nashbond

Contact: Gavin Rowlands
+44 (0) 207 290 4555
growlands@nashbond.co.uk

CF Commercial

Contact: Max Taylor-Smith
+44 (0) 203 370 4334
max@cfcommercial.co.uk

Lendlease

Contacts: Guy Thomas/ Felicite Russell
+44 (0) 203 430 9000