



RETAIL | RESTAURANT | LEISURE

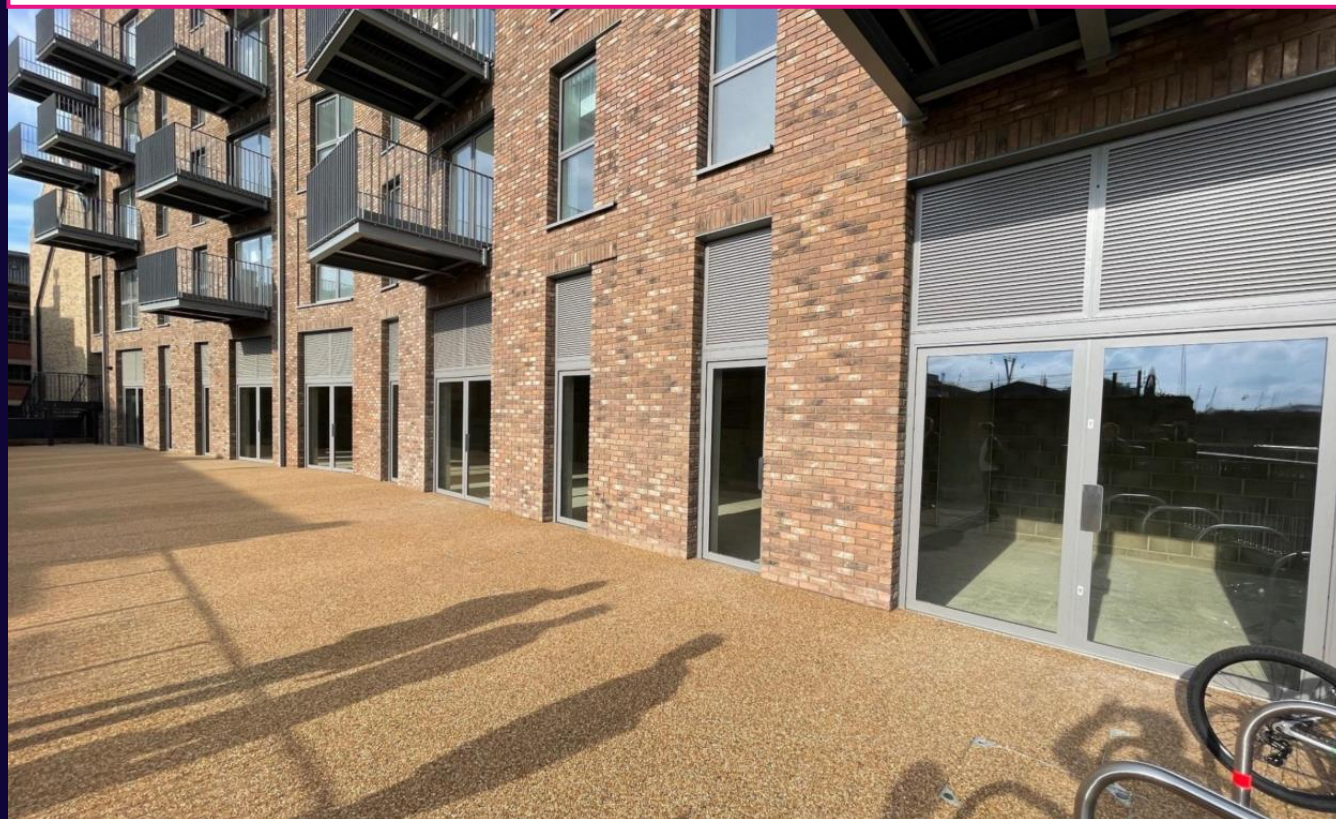
NEW BUILD UNIT - USE CLASS E - NEW LEASE

40 GOODLUCK HOPE WALK, GOODLUCK HOPE

CANNING TOWN, LONDON

POTENTIAL USES: NURSERY, RETAIL, OFFICES, WORKSPACE

2407 SQFT.



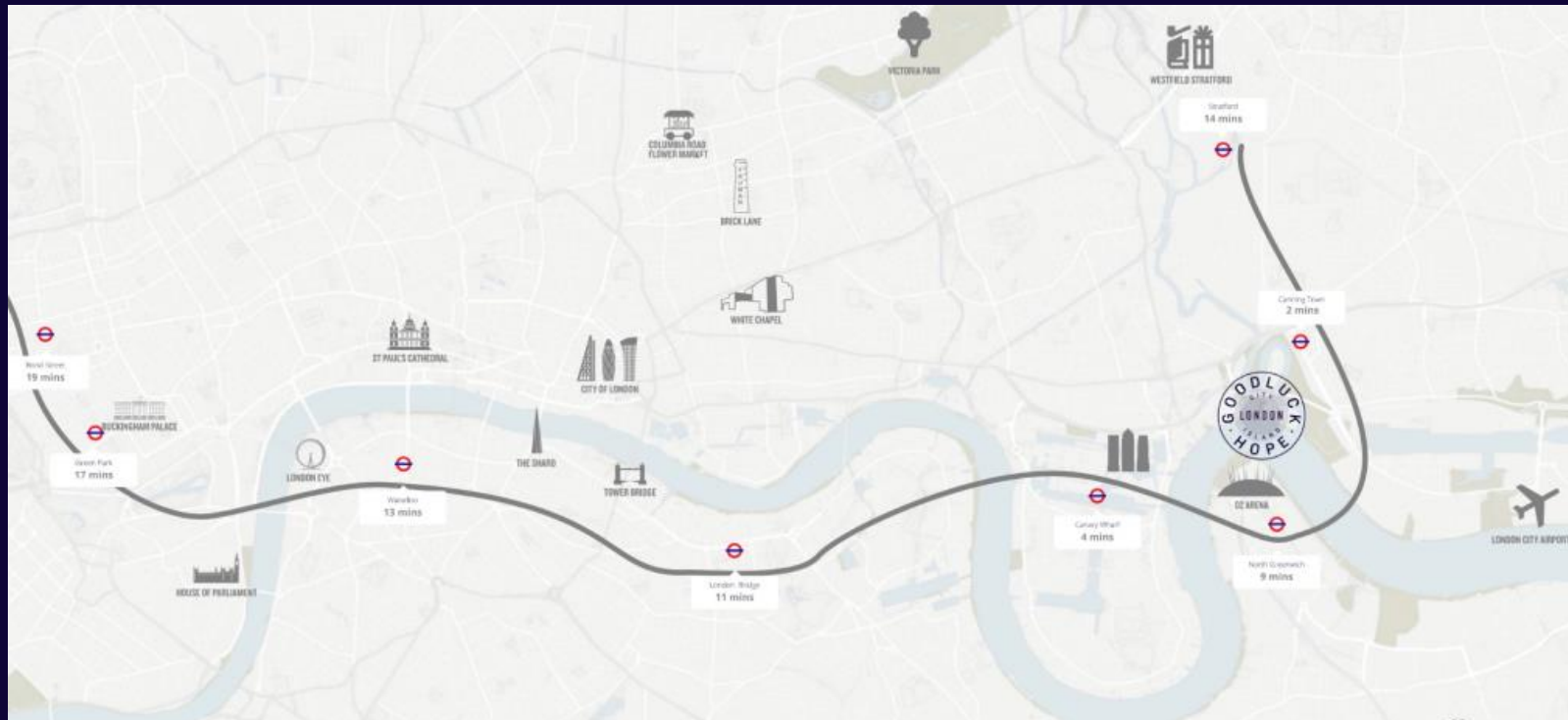


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WHERE IS GOODLUCK HOPE?

- **GOODLUCK HOPE IS JUST TWO STOPS FROM CANARY WHARF, EXCELLENT FOR COMMUTERS**
- **WELL CONNECTED THROUGH THE JUBILEE LINE AND DLR, LONDON BRIDGE IS 10 MINUTES AWAY**
- **WATERLOO IS 13 MINUTES AWAY**





GOODLUCK HOPE & LONDON CITY ISLAND



KEY FACTS

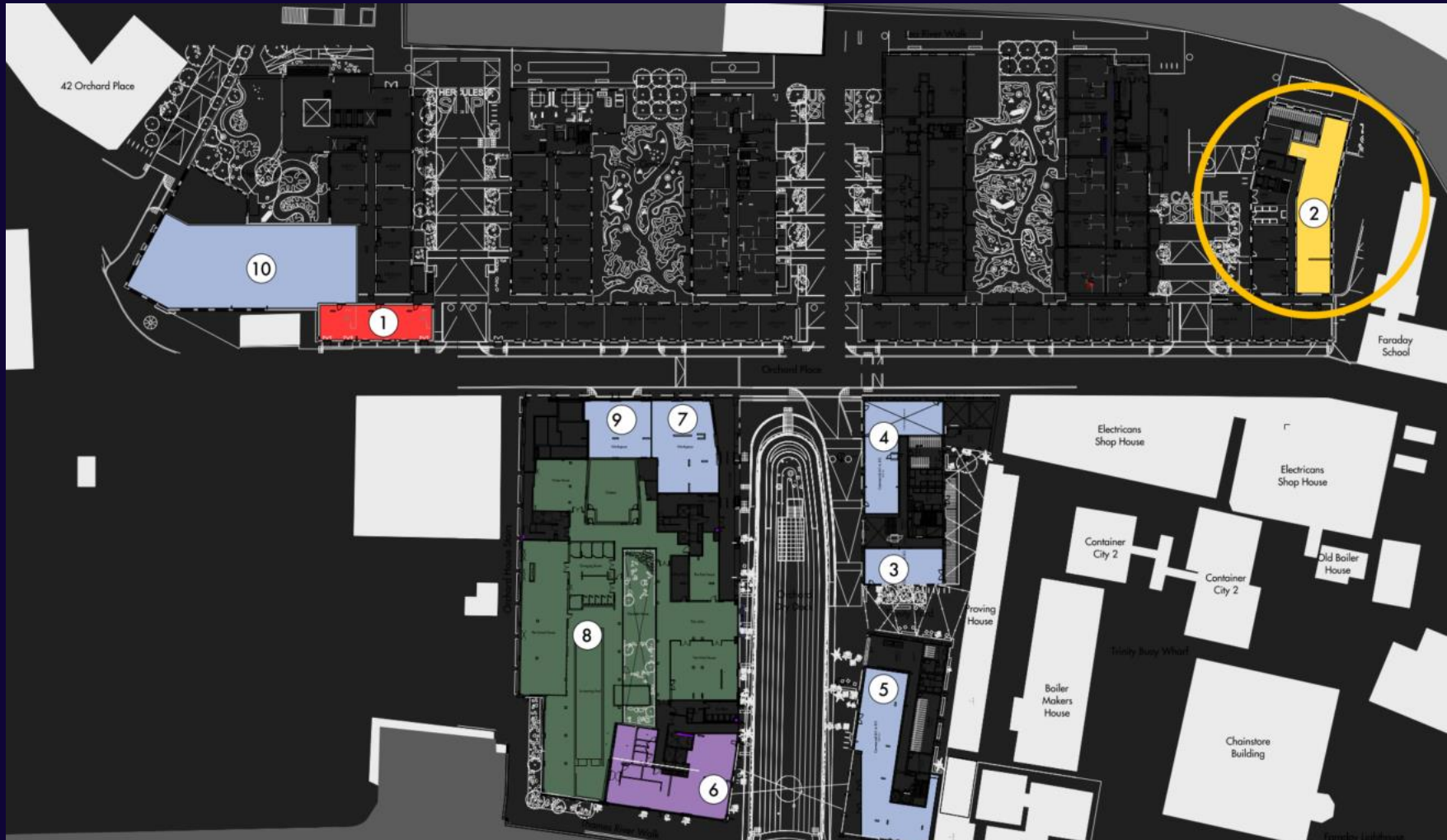
- 2,457 NEW HOMES
- WHEN COMPLETE, POPULATION C5000
- HOME TO ENGLISH NATIONAL BALLET
- NEWHAM COLLEGE, QUEEN MARY UNIVERSITY OF LONDON DUE TO OPEN
- TOTAL OF 25 RETAIL AND RESTAURANT UNITS ACROSS BOTH DEVELOPMENTS



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UNIT LOCATION IN GLH





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FLOOR PLANS



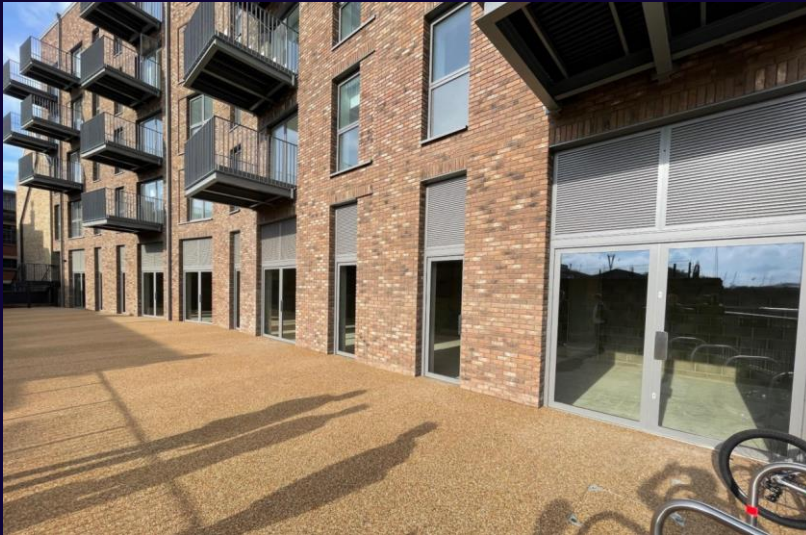
NOTE:
REFER TO DRAWING
900-AAM-M-ZZ-DR-A-20-120
FOR BLOCK M LAYOUTS

Landscape to be revised
for access to
DRY RISE & GET
for fire brigades and
weather plant boxes



TERMS

SUBJECT TO CONTRACT



LEASE: FLEXIBLE TERMS AVAILABLE

RENT: £60,175

INCENTIVES AVAILABLE: DETAILS ON APPLICATION

PLEASE DIRECT ALL ENQUIRIES TO:

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