



WARDIAN

LONDON

Restaurant / Retail / Fitness Opportunities

WELCOME

Among the skyscrapers and waterways of Canary Wharf, Warden London offers an oasis of nature. Comprising two iconic apartment towers, restaurants, curated shops and stunning facilities, this is an address like no other. Warden London is a haven of peace and beauty in the heart of London.

The location enjoys unparalleled transport connections, whilst the continued growth of the east will see an increase in the local workforce.

Whether buying a designer suit or picking up fresh produce for dinner, residents and workers alike can find everything they need nearby. A rolling programme of festivals, concerts and events attracts locals and visitors from wider London.





11,000

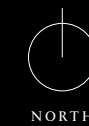
SQFT
RETAIL AND
RESTAURANT
SPACES

767

LUXURY
RESIDENCES
ACROSS TWO
TOWERS OF
50 AND 55
FLOORS

WARDIAN

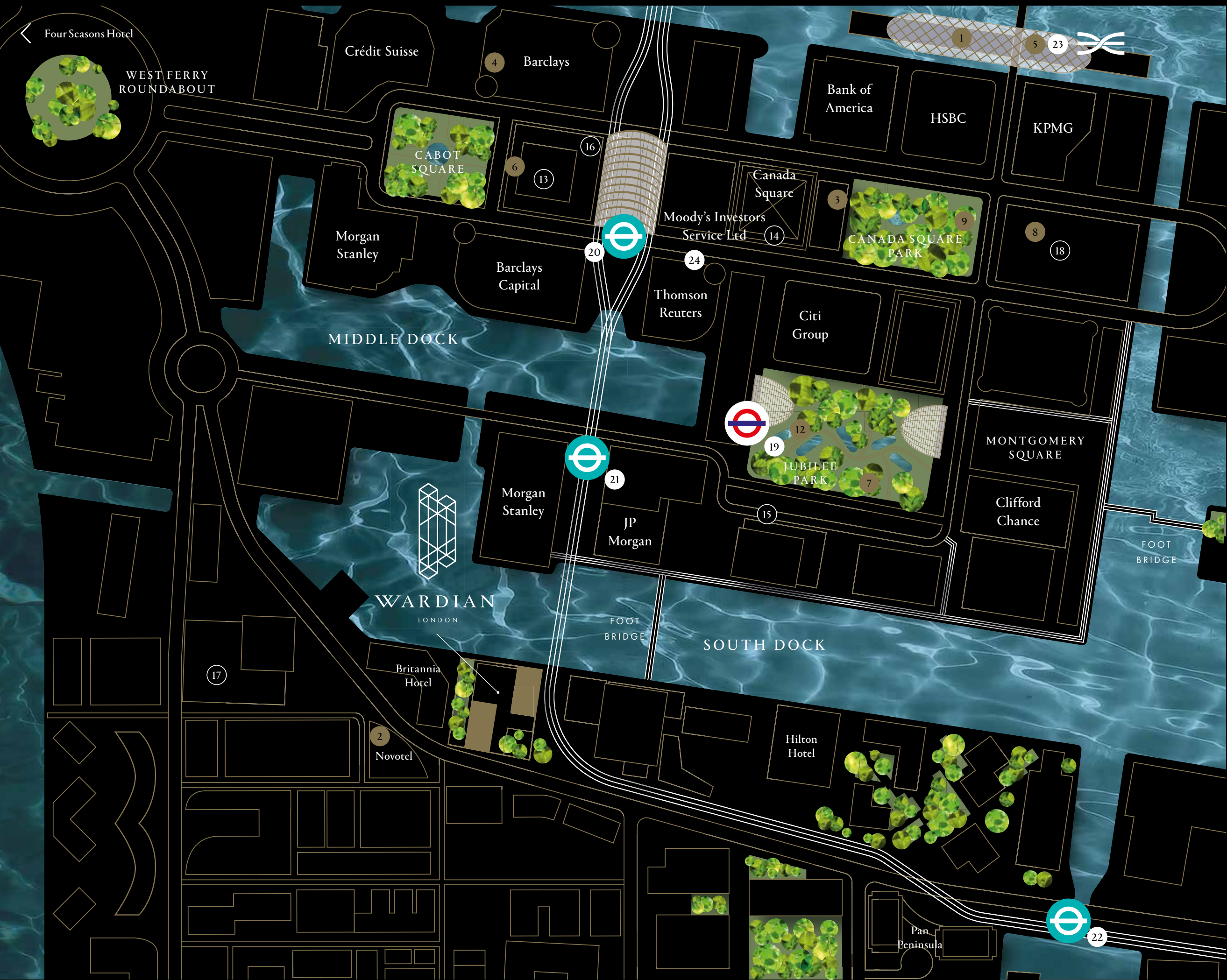
WARDIAN
LONDON



LONDON ON YOUR DOORSTEP

The whole of London is within easy reach. Significant investment in Docklands' transport connections means getting between Wardian London and the rest of London is as straightforward as staying east.





THE GREAT ESTATE

Canary Wharf is home to a wealth of restaurants and boutique shops offering luxury fashion, jewellery and more, while many of the world's most trusted banks can be reached by foot in just a few minutes.

FOOD AND BEVERAGE

1 Chai Ki	4 The Pagination	7 ROKA
2 Bōkan	5 Pergola	8 Plateau
3 Goodman Restaurant	6 Boisdale of Canary Wharf	9 The Ivy in the park

RETAIL

13 Cabot Place	15 Jubilee Place	17 Tesco South Quay
14 Canada Place	16 Tesco Metro	18 Waitrose & Partners

TRANSPORT CONNECTIONS

19 Canary Wharf Underground	21 Heron Quays DLR	23 Crossrail
20 Canary Wharf DLR	22 South Quay DLR	24 Canary Wharf Bus (South)



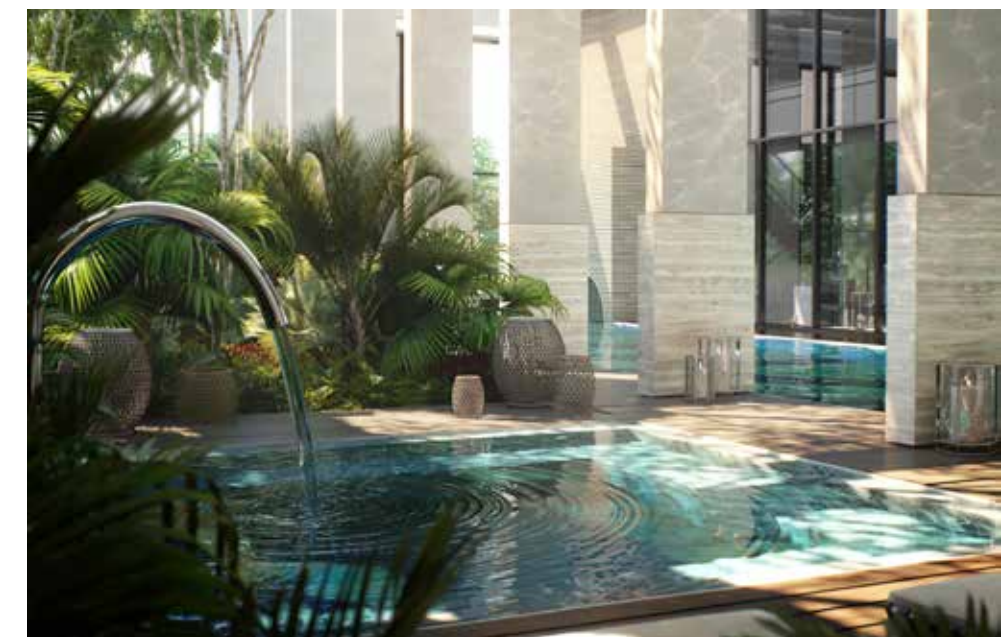
	Sq Ft*	Rent**
Retail/Fitness Unit 1		
Ground	1,591	
Mezzanine	1,870	
Total	3,461	£105,000
Retail unit 2		
Bontanical Boys		
Retail unit 3		
The Espresso Rooms		
Waterside Restaurant Unit 4		
Ground	2,820	
Mezzanine	3,610	
Total	6,430	£210,000

*Units measured GIA

**Rent payable will be 10% of turnover or rent, whichever is the higher.



Wardian London's bold architectural vision draws on elements of modernist design. Opulence infuses every aspect of the building – the Sky Bar, cinema, gym, swimming pool and more – while ground-level restaurants and shops continue the lavish offering. Every apartment features its own private garden, with the option to choose between lush greenery or sleek minimalism as well as spacious terraces overlooking the city. This is an address defined by grandeur.



ECOWORLD **ballymore.**
CREATING TOMORROW & BEYOND

A JOINT DEVELOPMENT

EcoWorld and Ballymore Group's joint venture incorporates some of London's most exciting and innovative residential developments, representing a careful balance of investment in three of the most important waterside development projects in London's future, both east and west: Embassy Gardens (Phase 2), London City Island (Phase 2) and Warden London.

Individually, our companies have become highly regarded for the excellence and sensitivity of our developments. Together, we are creating spectacular new residential destinations with an unrivalled attention to detail. The imagination and expertise that our two companies contribute to each development combines to create one of the few portfolios in London with such vision and ambition.



Lease Terms

Units are available on new full repairing and insuring leases. Further information upon application.

Service Charge and Insurance

Service charge and Insurance contribution will be calculated on a floor area apportionment basis, and will be payable for the duration of the term. Full details are available on request.

Business Rates

Business Rates are yet to be assessed.

Legal Costs

Each Party is to bear their own legal costs in connection with the letting.

EPC

Available on request

Viewing

Through solely retained agents, Shackleton.

For further details and to arrange a viewing please contact Shackleton:
0207 183 8571



SHACKLETON

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CGIs are indicative only.

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