



# 8 HARBORD SQUARE

**AFFORDABLE RETAIL, LEISURE  
& HOSPITALITY IN WOOD WHARF,  
CANARY WHARF, E14**

Join East London's new independent neighbourhood



CANARY WHARF  
GROUP

**128** AGRES

total Estate

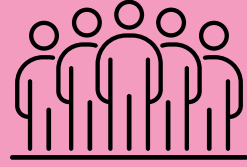


**1.2M+** SQ FT

of retail space

**67.2M**

visitors in 2023, a 25% increase on 2022



**320+**

shops, cafés, bars, restaurants, services and amenities



**45%**

increase in weekend footfall vs 2022

**70+**

cafés, bars and restaurants with more to come

**200+** EVENTS

in the cultural calendar every year

**100+** PUBLIC ARTWORKS

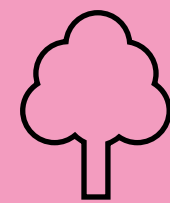
UK's largest free-to-visit outdoor public art collection

**18M+** SQ FT

of office space

**16.5** AGRES

of green space and 5km waterside boardwalks



**3** RAIL NETWORKS

London Underground, Elizabeth line and DLR plus Thames Clipper River Bus

**3,500+** PEOPLE

living on the Wharf and 150,000 people within 1-mile radius

Source: 2023 CACI report



# WOOD WHARF

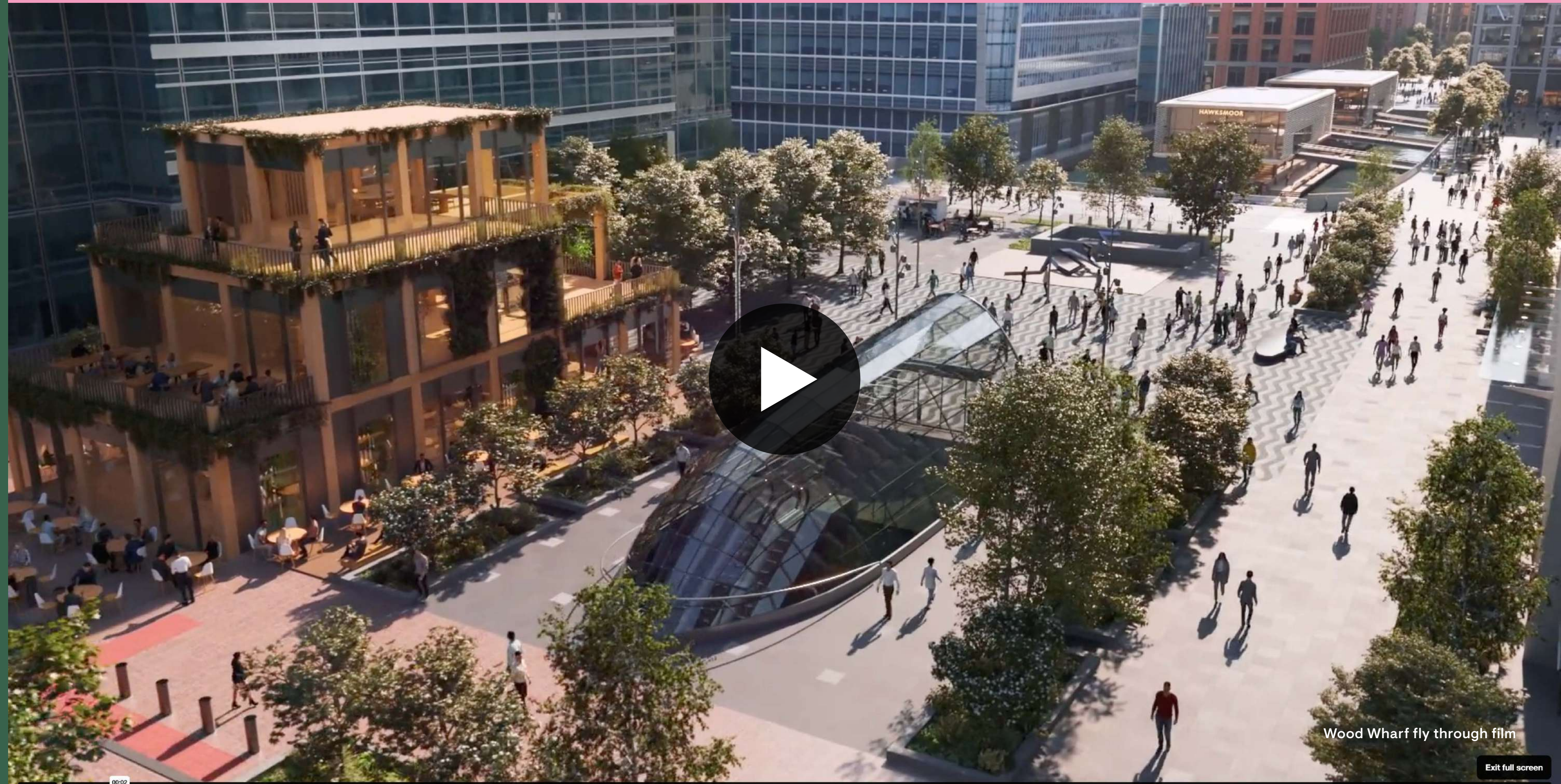
A community based on independence, authenticity and celebrating the connectivity between people and the environment, find 8 Harbord Square in East London's coolest new neighbourhood, Wood Wharf, home to affordable retail space as well as an experience that champions independent businesses and their values.

Overlooking the water, Wood Wharf is already known for its eclecticism and community spirit. Bringing together those who live, work and visit, it offers harmony between nature and modern life, integrating wellbeing with everyday experiences and an innate sense of belonging.

Joining the area's shops, bars, restaurants and cafes places you within a hub of SMEs that have established themselves as rising stars, recognisable names and local favourites, from beauty and wellness gurus to culinary hotspots and stylish boutiques.

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# 490,000

**SQ FT**  
**total retail space**

Wood Wharf fly through film

Exit full screen



# HOME TO OUR BRANDS

DISHOOM

THIRD SPACE

amazon  
fresh

640  
EAST

Wood  
Wharf.  
KINDERGARTEN

FEELS LIKE  
JUNE

R O E  
WOOD WHARF

mallow

THE  
CUBE  
CANARY WHARF

Mulberry  
Wood Wharf Primary

the  
VOW

TRIBE

MM<sup>y</sup>  
MERCATO METROPOLITANO

NHS  
Wood Wharf  
Health Centre

IN<sup>2</sup>SPORTS

Emilia's  
CRAFTED PASTA

qube

HAWKSMOOR

Patty&Bun

# WOOD WHARF



UPPER BANK STREET

16-19 CANADA SQUARE

BELLMOUTH

CHURCHILL PLACE

CIRCLE

20 CANADA SQUARE

**MONTGOMERY SQUARE E14**

JUBILEE LINE

2 MINUTE WALK

MONTGOMERY STREET

**WOOD WHARF**

PASSAGE

25/30 CHURCHILL PLACE

20 CHURCHILL PLACE

4 CHARTER STREET

TRIBE

15 WATER STREET

CHARTER STREET

1 BRANNAN STREET

7 BRANNAN STREET

13 BRANNAN STREET

BRANNAN STREET

7 CHARTER STREET

3 WEST LANE

HARBORD SQUARE

50 HARBORD SQUARE

20 BRANNAN STREET

65 HARBORD SQUARE

WATER STREET

20 WATER STREET

8 UNION SQUARE

1 BELLEVUE SQUARE

15 WEST LANE

**8 HARBORD SQUARE**

10 PARK DRIVE

PARK DRIVE

GEORGE STREET

10 GEORGE STREET

CHARTER STREET

40 CHARTER STREET

50-60 CHARTER STREET

ADELAIDE PLACE

70 CHARTER STREET

10 UPPER BANK STREET

50 BANK STREET

THE PELLIGON

SOUTH DOCK

# 8 HARBORD SQUARE

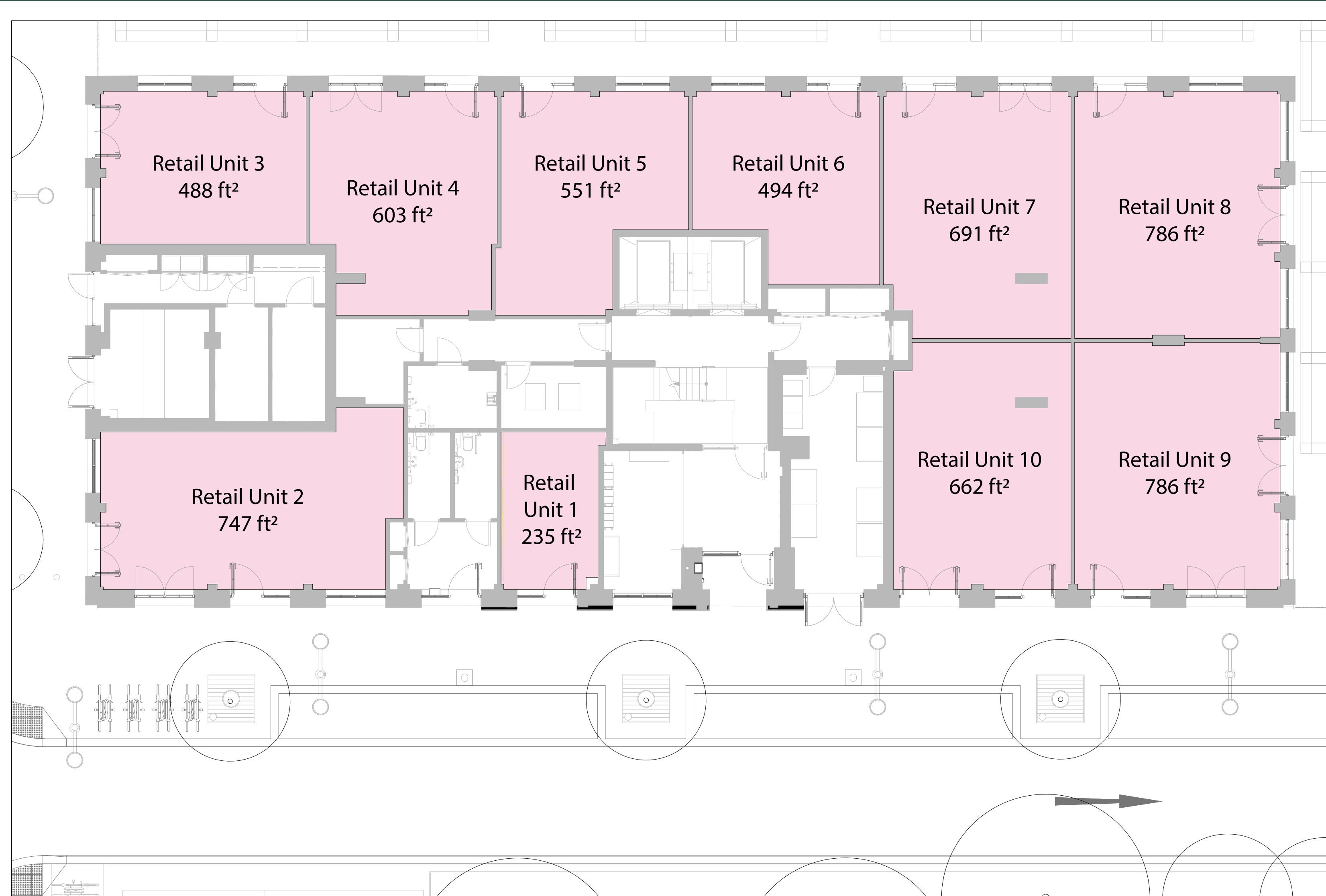
The 8 Harbord Square building itself is architecturally distinct for its Manhattan-style design and modern loft-style apartment living, inspired by both the Docklands industrial heritage and New York's elegant Gramercy Park.

In that context, retail spaces offer a unique opportunity for businesses to position themselves within an environment that captures London's entrepreneurial energy, capitalising on an engaged residential market as well as visitors and those working across the Canary Wharf estate.

Designed to host a curated mix of retail, leisure and hospitality businesses, the highly coveted, affordable spaces are dedicated to fostering smaller organisations.



# 8 HARBORD SQUARE



## UNIT DETAILS

**UNIT 1**  
235 SQ FT

**UNIT 2**  
747 SQ FT (GAS)

**UNIT 3**  
488 SQ FT

**UNIT 4**  
603 SQ FT

**UNIT 5**  
551 SQ FT

**UNIT 6**  
494 SQ FT

**UNIT 7**  
691 SQ FT

**UNIT 8**  
786 SQ FT

**UNIT 9**  
786 SQ FT (GAS)

**UNIT 10**  
662 SQ FT (GAS)



CGI for indicative purpose only  
Subject to verification.  
Rent available on request.

# BE PART OF SOMETHING MORE



CGI for indicative purpose only

**LOCATING YOUR BUSINESS AT 8 HARBORD SQUARE IS ABOUT MORE THAN SPACE, IT'S AN OPPORTUNITY TO BE PART OF SOMETHING MORE - A PHILOSOPHY, AN IDEAL, A VISION, AND A COMMUNITY. DEDICATED TO SUPPORTING SMES AND LOCAL BUSINESSES WHO SHARE THAT MENTALITY, WE SEEK TO FOSTER COLLABORATIVE RELATIONSHIPS THAT NURTURE COMMERCIAL SUCCESS AND NEIGHBOURHOOD INTEGRITY.**

## WHAT WE OFFER:

- Affordable retail units from 235 sq ft to 786 sq ft
- 5 year lease terms
- Reduced market rent
- White box fit-out ready for your bespoke design
- Dedicated support from the Canary Wharf Group retail delivery team
- A tailored marketing campaign for the collective launch
- A high footfall location in the heart of Wood Wharf
- The opportunity to shape an iconic new retail destination
- Assistance with business plans from Canary Wharf Group and LBTH

## WHAT YOU BRING:

- You are a business that trades predominately in Tower Hamlets
- You are an SME
- You are independent and privately owned
- You have been trading for at least six months (preferable)



# HOW IT WORKS



## THERE ARE TWO STAGES TO THE APPLICATION PROCESS FOR OUR AFFORDABLE RETAIL SPACES

### STAGE 1: SUBMISSION

We want to meet you, and invite you to come to view the units available in person by appointment. If you would then like to put forward an offer we ask that it includes a little about you, with the following information in writing:

- A formal financial offer
- What you would bring to Wood Wharf
- How you would help to diversify the retail community

### STAGE 2: PRESENTATION

If your submission is accepted, we will invite you to the next stage of the process, which includes a presentation to Tower Hamlets and Canary Wharf. During this presentation we ask that you showcase:

- A business plan
- Sample boards for your proposed fit-out
- Details of the products/services to be sold
- Explain your customer experience
- Analysis of competition in the market

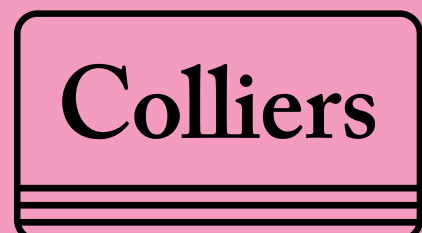
### TIMELINES

- July: Market units
- August: Market unit and invite 1st group of retailers to stage 2
- September: Market Units 1st group of retailers present. 2nd group invited to stage 2
- October: Lawyers Drafting leases, 2nd group present
- November: Legal stage
- December: Access units to start fit-out
- January: Openings of stores and access to units for fit-outs
- February: Opening of final units

# GET IN TOUCH

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## Retail Leasing Agents



We're delighted to invite you to explore the opportunity to join this unique, new, independent neighbourhood in East London. If you would like to find out more, express your interest, or book a viewing please contact:

## GEORGE CHAPMAN

Canary Wharf Group

[george.chapman@canarywharf.com](mailto:george.chapman@canarywharf.com)

## WILL PENFOLD

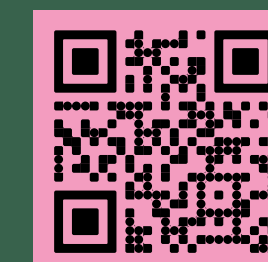
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## JOSH EBEL

Colliers

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Download the Canary Wharf App to discover more

[group.canarywharf.com](http://group.canarywharf.com)

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