

# LOWER LEA VALLEY STRATFORD TO CANARY WHARF NEW REGENERATION AREA

INVESTMENT DOCUMENT



*"This new and unique regeneration area between Canary Wharf and Stratford, has attracted some of the world's largest developers, making it one of the most exciting residential led regeneration areas in London. The combination Rivers, Canals, parks and Leisure pursuits together with the connectivity and affordable price has the potential to make this area one of London's sought after hot spots."*

Peter Gibney  
National Director  
JLL

# LOWER LEA VALLEY STRATFORD TO CANARY WHARF NEW REGENERATION AREA

## OLYMPIC PARK REGENERATION KEY FACTS

- 5m sqft of new commercial space
- 100,000 new jobs to be created
- 4 new university campuses
- £1bn new science and tech centre
- 30,500 new students
- Europe's largest shopping mall (2m sqft)
- 20,000+ new homes
- World class sports, leisure and cultural destinations

## BOW CREEK REGENERATION KEY FACTS

- 1,200,000 sqft of commercial
- New schools
- Over 20,000+ new homes
- English National Ballet
- Three Mile Film Studio
- London Film School
- New Hotels
- Predicted Price Growth higher than the rest of London

## CANARY WHARF REGENERATION KEY FACTS

- 16 million sqft of office, retail and leisure space
- A core Financial and Business Services (F&BS) employment location
- Average salaries are £100,000+
- Estimated 234,000 employees by the end of 2026

- New Residential Regeneration Olympic Park
- New Residential Regeneration Bow Creek

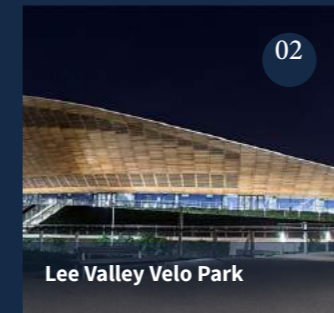
# THE NEXT STAGE OF LONDON'S OLYMPIC REGENERATION

"At least 42,000 jobs will have been created as a result of the Olympic legacy, with some estimates predicting that there will be 100,000 new roles by 2025"

## NEW AND PROPOSED SPORTING, CULTURAL & EDUCATION VENUES



01 Lee Valley Tennis and Hockey Centre



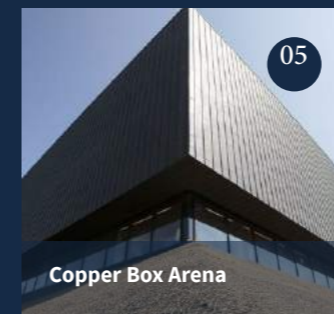
02 Lee Valley Velo Park



03 Loughborough University



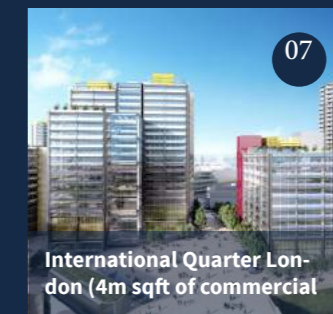
04 HERE EAST



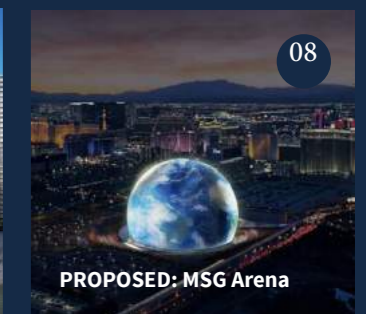
05 Copper Box Arena



06 Hackney Wick Artist Studios and Workshops



07 International Quarter London (4m sqft of commercial)



08 PROPOSED: MSG Arena



09 Westfield Commercial (1m sqft of commercial space)



10 PROPOSED: Saddlers Wells 550 seater theatre



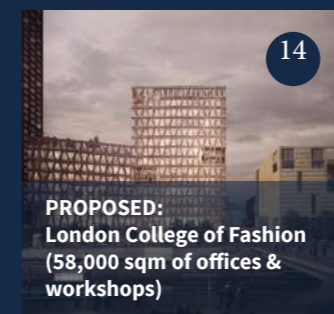
11 London Aquatics Centre



12 Arcelor Mittal Orbital



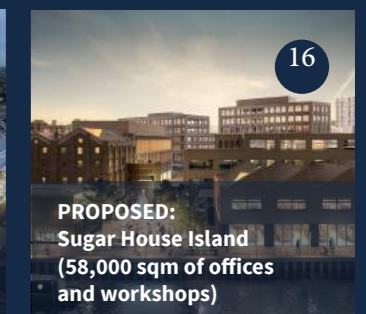
13 UCL science & technology campusWorkshops



14 PROPOSED: London College of Fashion (58,000 sqm of offices & workshops)



15 London Olympic Stadium



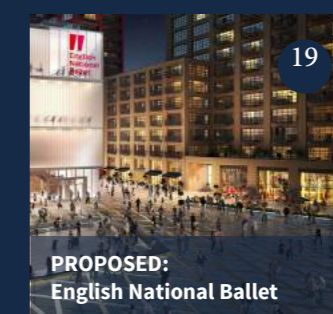
16 PROPOSED: Sugar House Island (58,000 sqm of offices and workshops)



17 Three Mills Film Studios



18 Three Mills Green & Three Mills Island



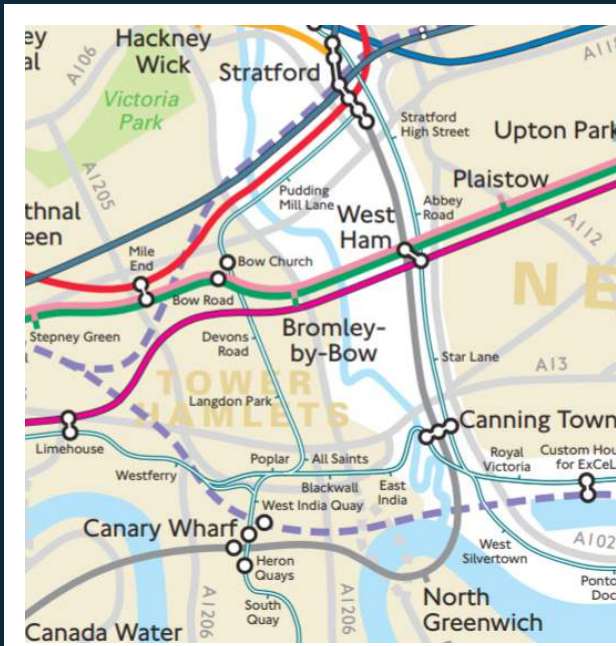
19 PROPOSED: English National Ballet



20 Limmo Peninsula Ecology Park

# CONNECTIVITY TO: STRATFORD, CANARY WHARF & THE CITY

## KEY FACTS



Stratford is the sixth busiest station in London, with 100 million users annually. It has more train connections than Waterloo at peak times.

Stratford 6 mins  
Canary Wharf 12 mins  
The City 10 mins

Part of the Lea Valley Regional Park

10,000 acres  
Lee Valley Regional Park



Redevelopment will open up the previously inaccessible river frontage



The park was created by a unique Act of Parliament as a "green lung" for London

*"The 2012 Olympic legacy has turned East London into the fastest-growing area in the South East."*

Mayor of London, Sadiq Khan  
October 2017

100,000  
New jobs to be created

## THE UK'S BIGGEST DEVELOPERS SPOT THE POTENTIAL



4 new university campuses



20,000+  
New homes



Major Infrastructure changes including Crossrail and other station improvements

20 yrs

Residential price average growth forecast higher than Greater London

