

Ultra-urban flexible, commercial and industrial warehousing located in East London. Units available from 1,300 to c. 10,000 sq ft.

**Enquire Now**

# Bloom Poplar

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Bloom Poplar is a flexible, ultra-urban commercial estate located in East London. Set over two blocks, and with units available from 1,300 – c. 10,000 sq ft (with combined units available upon request), Bloom Poplar has flexible workspace solutions that provide the perfect platform for any business to thrive.

Ideally positioned in the Docklands, and less than one mile away from Canary Wharf, Bloom Poplar benefits from direct access to the A1261 and over 120 parking spaces, as well as being within walking distance to Blackwall, Poplar and All Saints stations.



Computer generated image is indicative only.

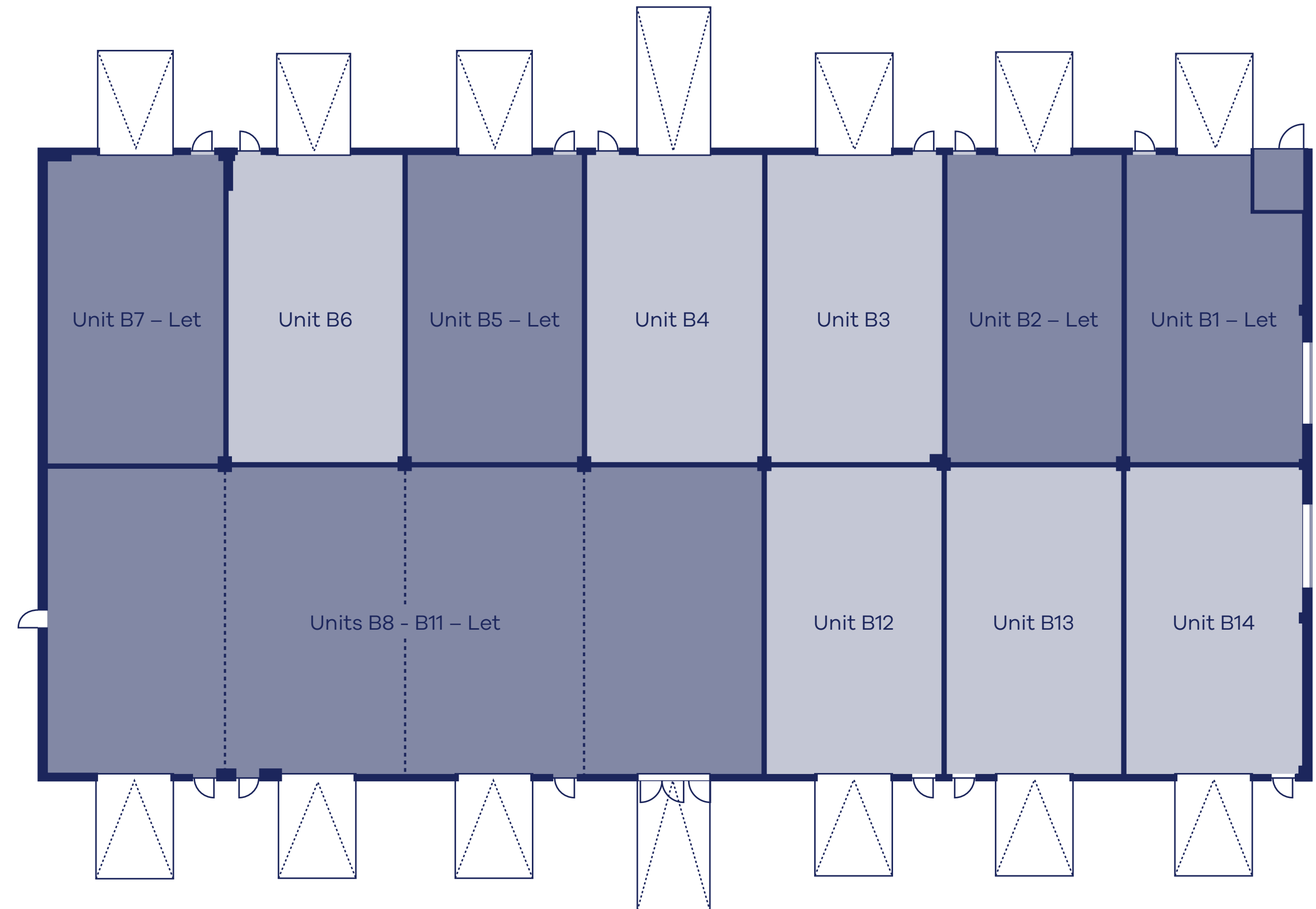
# Block B Floorplans

- Single storey, fully operational warehouses featuring premium ESG credentials
- 4.5m – 5.5m clear internal eaves height
- Steel clad roof with steel frame construction
- Newly refurbished roof lights and solar panel installation
- New level access loading doors
- Toilet and kitchenette fitted with units
- 3.6 MVA power capacity on-site, with additional power available
- Combined units available upon request

## Available units

Unit	Ground Floor (sq m)	Ground Floor (sq ft)
Unit B3	120	1,292
Unit B4	120	1,292
Unit B6	119	1,281
Unit B12	120	1,292
Unit B13	119	1,281
Unit B14	120	1,292

Ground Floor





**BLOCK B14**  
1,292 SQ FT

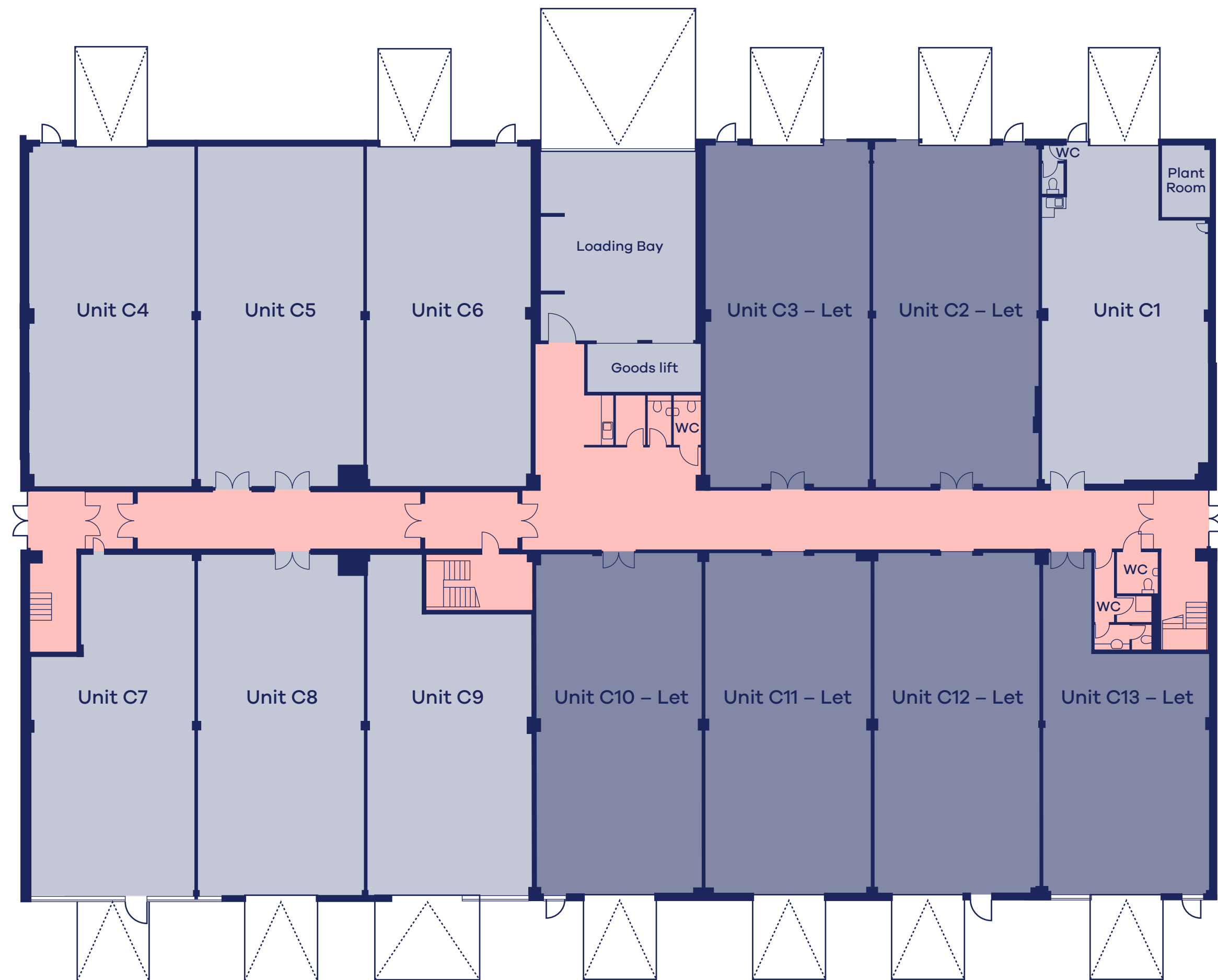
# Block C Floorplans

- Fully operational ground floor warehouses
- 4.5m - 5.5m clear internal eaves height
- Steel clad roof with steel frame construction
- Level access loading doors to ground floor units, including a shared loading bay
- First floor units serviced via two new goods lifts, with a capacity of 2 tonnes
- Toilet and kitchenette fitted with units
- 3.6 MVA power capacity on-site, with additional power available
- Combined units available upon request

## Available units

Unit	Ground Floor (sq m)	Ground Floor (sq ft)
Unit C1	140	1,506
Unit C4-6	422	4,542
Unit C7-9	410	4,413

Ground Floor



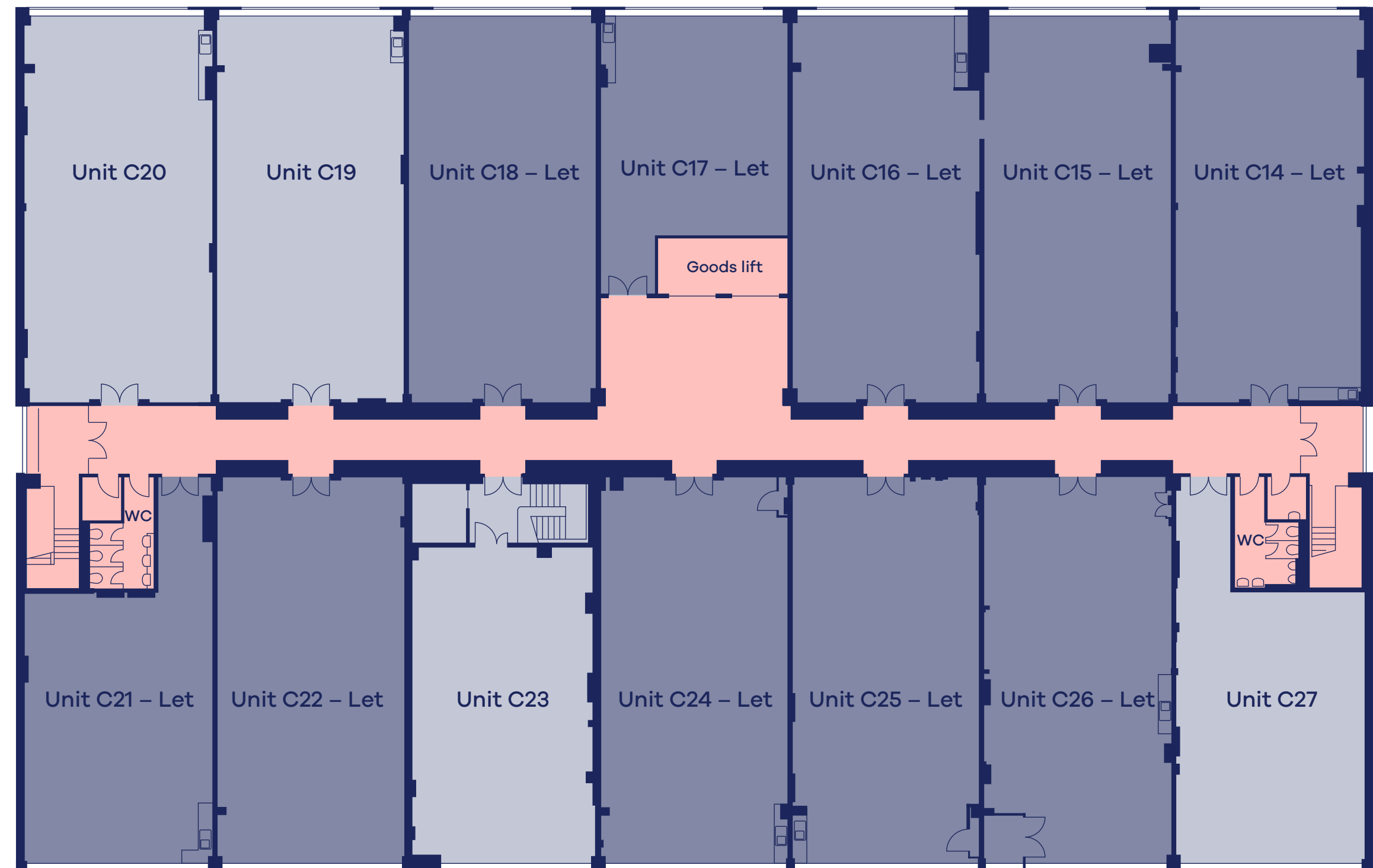
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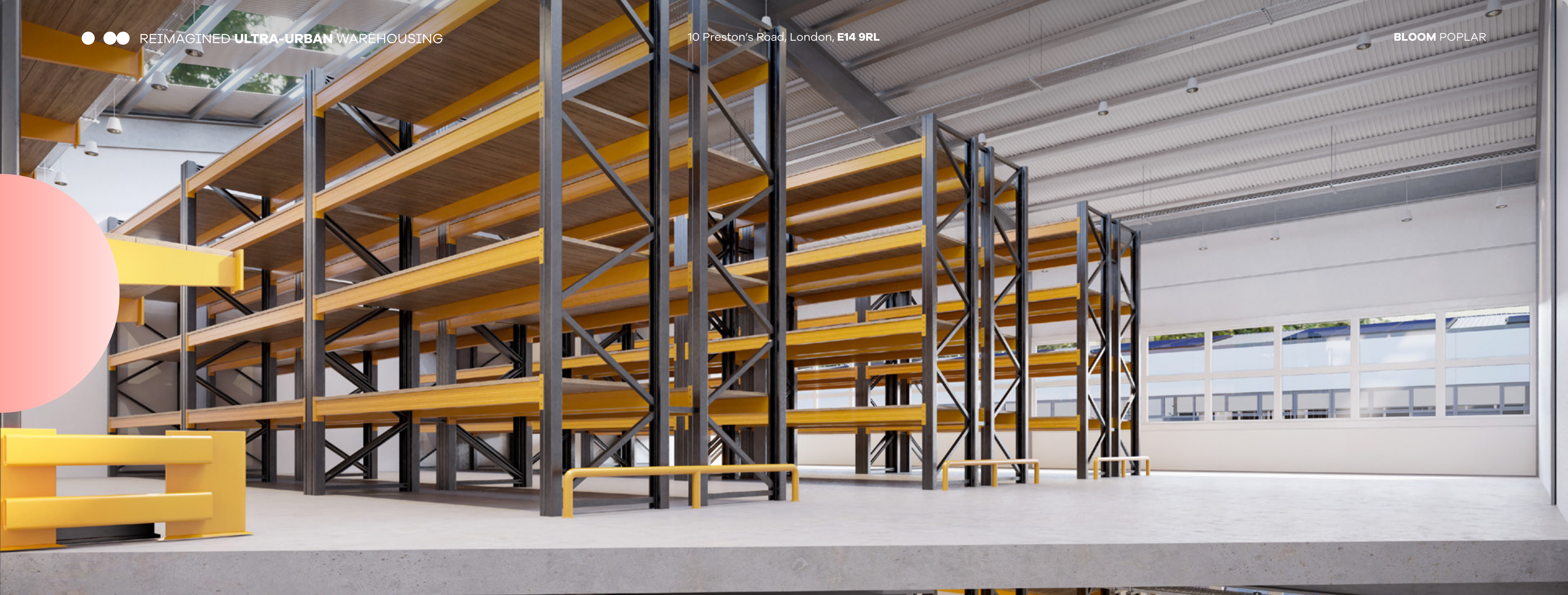
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## Available units

Unit	First Floor (sq m)	First Floor (sq ft)
Unit C19	141	1,518
Unit C20	142	1,528
Unit C23	137	1,475
Unit C27	113	1,216

First Floor





# A place where people want to work

Bloom Poplar boasts a specification that has been designed to maximise operational efficiencies and wellbeing within the units whilst ensuring that sustainability is paramount. An example of this is through the increased natural lighting within the units and ample PV panelling to the roofs.

Bloom Poplar will aim to achieve net zero carbon operation as well as EPC A.

With a variety of unit sizes, we are able to offer individual units starting from 1,300 sq ft, to provide occupiers the opportunity to develop spaces that suit their business needs. Speak to us about our flexible space solutions.



# Space designed to help your business grow

Bloom Poplar offers a high quality specification with upgraded features to ensure all occupier needs are met.



4.5m - 5.5m minimum eaves height



Secure yard area



3.6 MVA power capacity on-site (with additional power available)



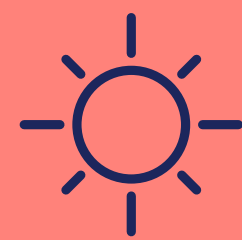
Two new goods lifts (2 tonne capacity)\*



Over 120 parking spaces



24/7 operational hours



PV panels and EV charging points



Cycle facilities



EPC: A

# Connecting you to the City & beyond

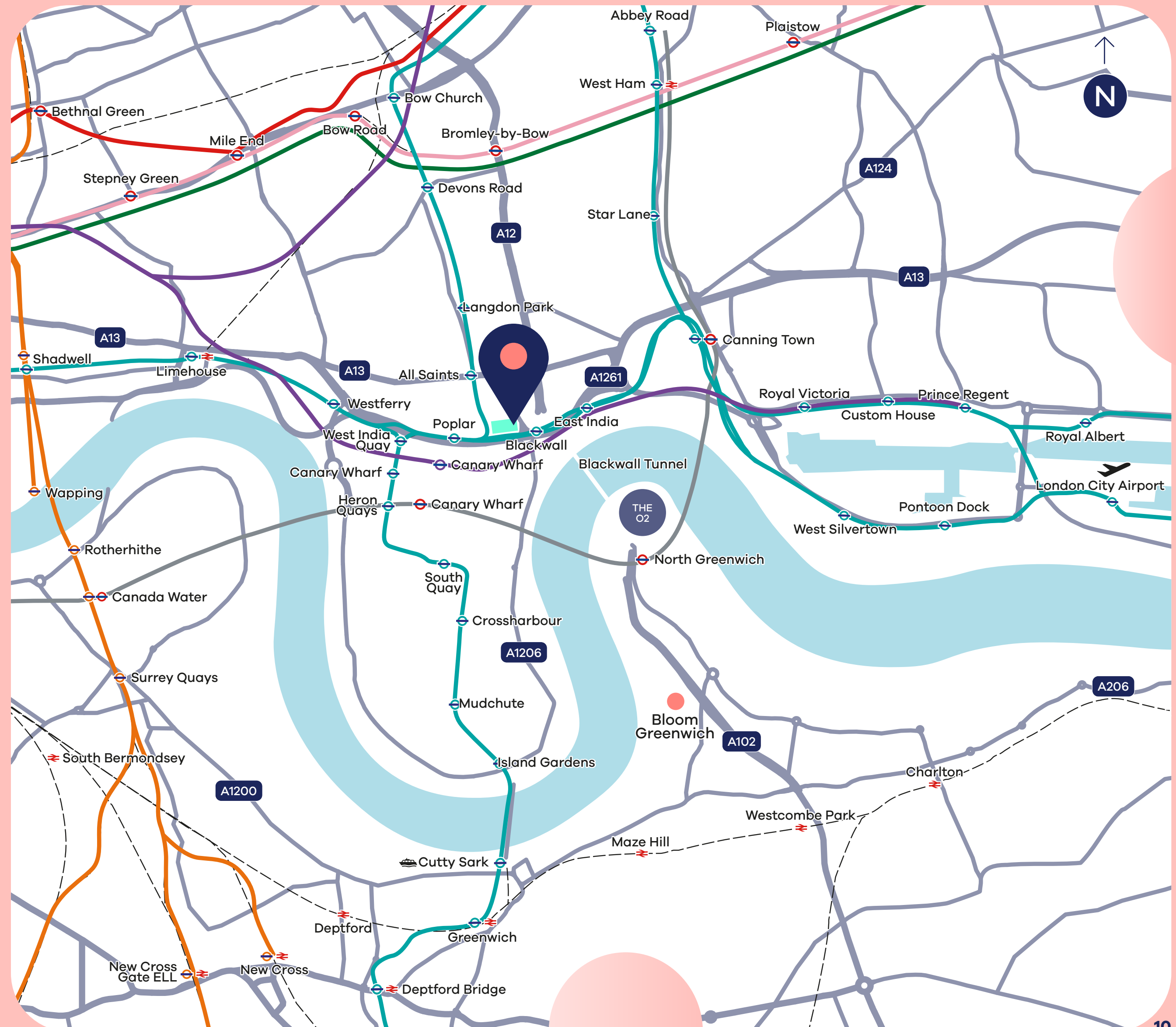
Bloom Poplar is positioned to take advantage of road, rail, air and sea. There are two DLR stations just moments from the site, and Canary Wharf is home to both the Jubilee line and Elizabeth line - these lines expand the nearby available workforce due to their rapid connections.

This, along with the connections to the A12 and A13, open up the site towards Essex and the wider East Anglia area. Plus, with the proximity to the Blackwall Tunnel, the site is then accessible to South London, Kent and beyond.

The Docklands and London City Airport are also ideally located near the development, making international connections possible.

<b>Blackwall DLR</b>	<b>0.2 miles</b>
<b>The Docklands</b>	<b>0.5 miles</b>
<b>Blackwall Tunnel</b>	<b>0.6 miles</b>
<b>A12</b>	<b>0.7 miles</b>
<b>Canary Wharf Elizabeth Line</b>	<b>0.9 miles</b>
<b>London City Airport</b>	<b>3.5 miles</b>

Travel times taken from Google Maps and are subject to change. Map is approximate and for illustrative purposes only.



# The City within the City

Canary Wharf is one of London's most famous locations. Not only is it home to one of the world's largest financial sectors, but over the last 10 years has developed itself into a desirable destination due to its incredible food and drink scene, premium and frequent travel connections, and countless cultural and entertainment hot spots.

Bloom Poplar is just on the edge of this hubbub. Therefore employees can enjoy the very best of Canary Wharf, which is just a short stroll from the site.



# Everything you need on your doorstep

Poplar High Street is located just a 2-minute walk away, ensuring convenient and cost-effective lunch options are available for employees on a day-to-day basis.

With both Blackwall and Poplar stations within a 15-minute walk away, commuting to work is made a breeze.

Bloom Poplar's prime location allows for quick and easy access to Canary Wharf which is a 19-minute walk away.

- |                               |                                  |
|-------------------------------|----------------------------------|
| 1 Tesco Express               | 8 Cabot Square                   |
| 2 Billingsgate Market         | 9 Canary Wharf Shopping District |
| 3 Crossrail Place Roof Garden | 10 Dishoom                       |
| 4 Fairgame Fairground         | 11 Mallow                        |
| 5 Cargo Market Hall           | 12 Jubilee Palace                |
| 6 BrewDog                     | 13 Hawksmoor                     |
| 7 Third Space                 | 14 The Boathouse London          |



Map is approximate and is for illustrative purposes only.

# A location to help businesses thrive

This ultra-urban location allows occupiers to easily connect in and around the City with its direct connections to the A12 and Blackwall Tunnel, making it a prime destination for rapid distribution. Alongside this, due to its proximity to Canary Wharf, the possibilities to connect with the local network are endless. This is why so many businesses have decided to call this pocket of East London their home.

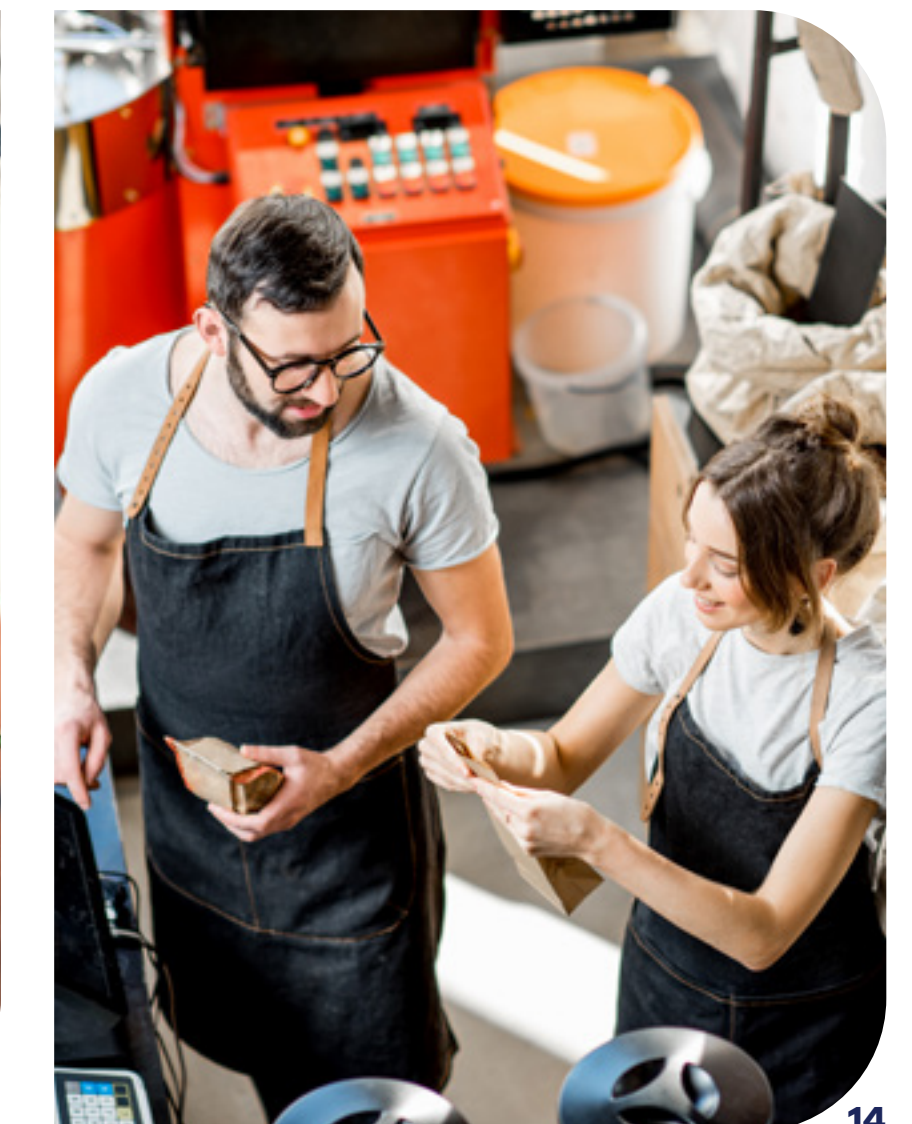


# Local insight

Bloom Poplar's location provides access to a large and diverse workforce, as 62.8% of the population are economically active, making the area's employment levels higher than the national average (57.4%). The rates of unemployment in the area sit around 6% which highlights a recruitment opportunity for businesses.

The local population, which is made up of 828,000 people, is densely-skilled for future employees, as 11.9% are students, and 49.5% have a Level 4 qualification and above (in comparison to the nation's average of 33.9%).

56.5% of the area's commuters travel sustainably. This means Bloom Poplar's close proximity to Underground and Overground stations, and cycle storage on-site, allows convenient and environmentally-friendly commuting for future employees.



# Bloom

## URBAN WAREHOUSES

### For more information:

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# Our Portfolio

