

east village
london E20

GET ON THE

village wibe



RETAIL, LEISURE & COMMERCIAL OPPORTUNITIES WITHIN LONDON'S NEWEST CULTURAL DISTRICT

getliving

stratford

The 2012 London Olympics put Stratford firmly on the map. And the regeneration since means that it's now a great place for people to be with excellent transport connections, open spaces, leisure facilities, shopping, and a thriving culturally diverse community.

where east meets best

Frequently Visited

Over
20 MILLION
visitors a year to Queen Elizabeth Park

Around
40,000
people will be working on or around Queen Elizabeth Olympic Park by 2036.

Almost
14,000
students at nearby UCL East, Loughborough Uni, London and UAL

Residents

Over
4,100 HOMES
at East Village

Over
11,000
estimated resident
population

85%
of Get Living residents
are under 35

Catchment

Nearly
20,000
population within 10 mins
walk

Estimated
£43 MILLION
catchment spend on
Leisure (2024)



stratford “london’s new cultural centre”

Forbes Magazine.

East Village is just a short walk from East Bank, part of the UK’s newest cultural district at the heart of Queen Elizabeth Olympic Park. The place where everything happens – entertainment, inspiration and discovery – and open to everyone who visits, lives and works in east London. Home to:



East Village has been home to some of London's most beloved local brands, including Ginger and Mint, La Gelateria, Bakehouse, and Signorelli. These businesses have successfully expanded across the city, solidifying their roots here as a foundation for growth.

a launchpad for thriving local businesses



Well Connected

7 MINUTES
to St Pancras station

8 MINUTES
to Liverpool Street

9 MINUTES
to Canary Wharf

15 MINUTES
to London Bridge

welcome to the village

East Village is a vibrant neighbourhood, attracting people of all ages and interests to this corner of East London with its unique offering of an eclectic range of retail, leisure and service facilities spread across this established and thriving new community.

Located in TfL Zone 2/3 East Village is well connected when it comes to public transport.



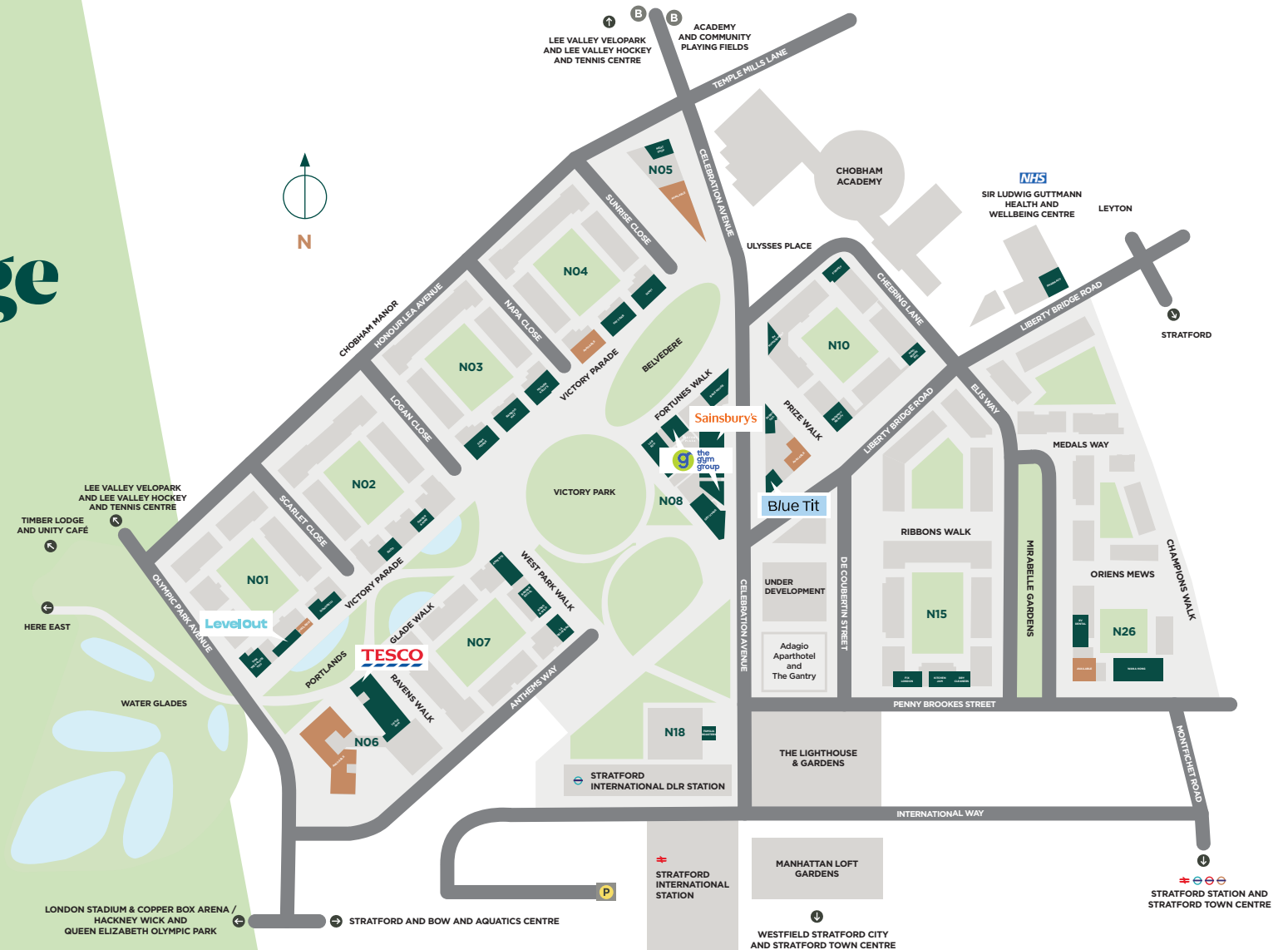
A WIDE VARIETY OF RETAILERS



EXTENSIVE EVENTS PROGRAMME



YOUNG, INTERNATIONAL AND AFFLUENT RESIDENTIAL CATCHMENT





east village life



THOSE THAT ALREADY CALL IT HOME

BAKEHOUSE
BY SIGNORELLI



BAMBOO-MAT

MOTHER KELLY'S



DARKHORSE
RESTAURANT / BAR

Blue Tit



LevelOut

Commercial tenants in East Village benefit from more than just its vibrant, built-in residential community. The area serves as a key gateway, connecting surrounding neighbourhoods, with Stratford and Westfield.

Join a thriving community at the forefront of East London's growth and innovation.

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getliving.com/east-village

UNIT 4.1

31-34 VICTORY PARADE,
EAST VILLAGE,
LONDON, E20 1FS

GROUND FLOOR UNIT
1,909 SQ FT

AVAILABLE NOW



UNIT 4.1 - SPECIFICATION

ELECTRICITY SUPPLY

100A 3-Phase Power Supply

GAS SUPPLY

Yes

WATER SUPPLY

32mm Connection

HEATING / HOT WATER

40mm Looped-Off Flow And Return Pipe

COOLING

Yes

COOKING EXTRACTION

Fire rated kitchen extract duct to be provided into unit exhausting at roof level



GUIDE RENT: £65,000

LOCATION



Gavin Rowlands
gavin.rowlands@savills.com

FOUR & CO

James Dyson
james.dyson@fourandco.uk

Freddie Orme
freddie.orme@fourandco.uk

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