



TO LET

E – CLASS OPPORTUNITIES

RETAIL, LEISURE, WELLNESS

CANNING TOWN, E16

UNITS FROM 461 SQ FT - 2,107.57 SQ FT / 42.8 SQ M – 195.8 SQ M

MANOR ROAD, LONDON E16

WELCOME TO MANOR ROAD

Manor Road Quarter in Canning Town is a landmark mixed-use destination built around a vibrant 2.9-acre linear park.

The development provides flexible commercial space ideal for food & beverage, wellness, or leisure operators. It sits directly opposite Canning Town station (Jubilee line & DLR), offering strong footfall and swift access to central London in under 25 minutes. The nearby Hallsville Quarter already attracts major brands including Starbucks, Superdrug, McDonald's, Pret, Lidl and Morrisons. Placemaking features such as a skate park, outdoor gym and cycle routes further enhance dwell time and lifestyle appeal in this dynamic, fast-evolving location.

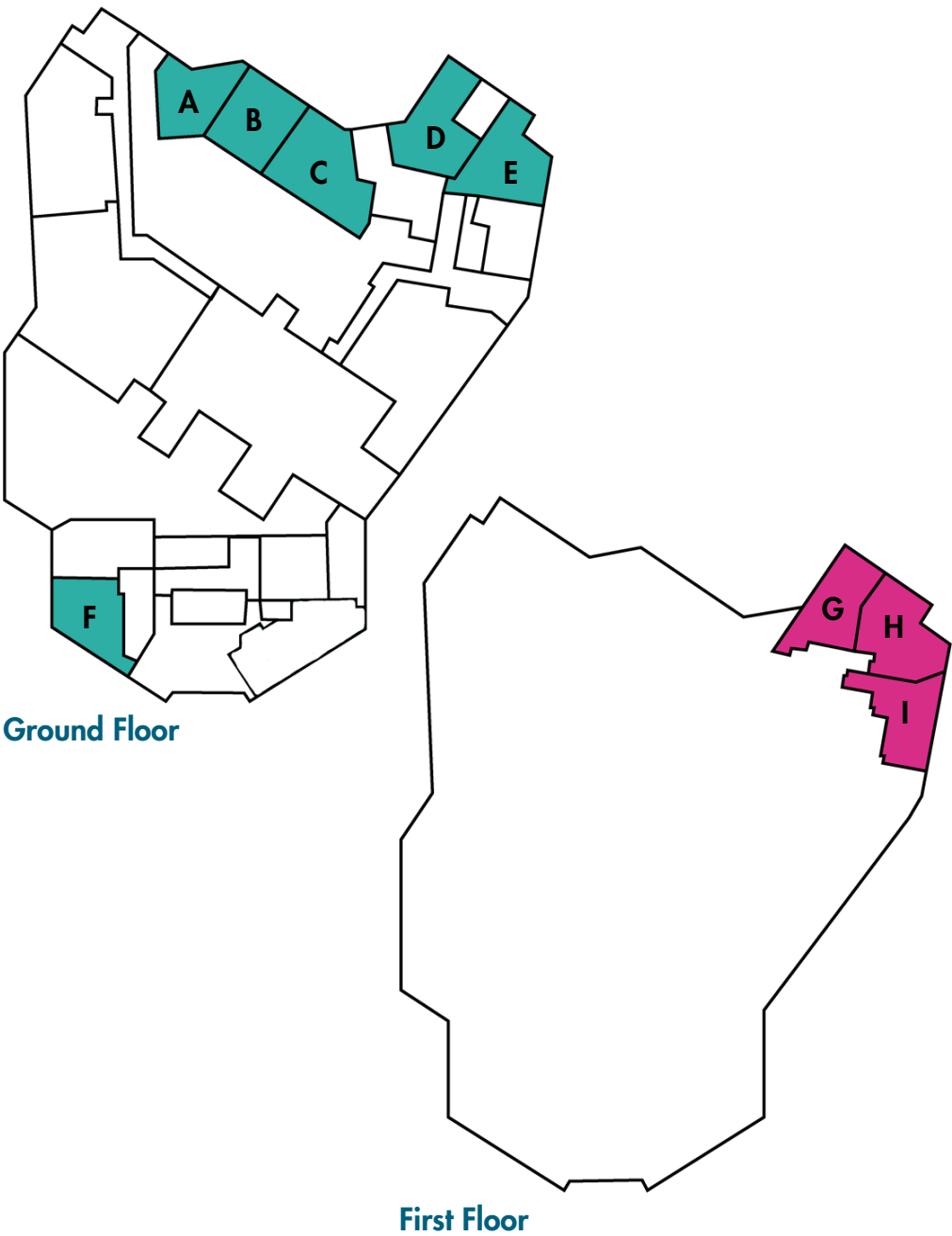
CF
Commercial



MANOR ROAD, E16



THE OPPORTUNITY



QUOTING RENT

Available upon request

HANDOVER CONDITION

Available upon request

BUSINESS RATES

Business rates to be assessed. All interested parties should make their own enquiries with the local council about Business Rates.

SERVICE CHARGE

Available upon request

Manor Rd, London E16 4DQ

The units comprise of the approximate NIA areas;

UNIT	SQ FT	SQ M
A	550.04	51.1
B	667.36	62
C	890.17	82.7
D	720.10	66.9
E	707.18	65.7
F	461.77	42.9
G	589.86	54.8
H	833.12	77.4
I	558.65	51.9



TRANSPORT

[Google Map Link](#)

- **Canning Town** – Served by Jubilee and DLR lines, with over 26 million annual entries and exits.
- **Star Lane DLR** – On the Stratford International branch, with around 1.5 million yearly passenger movements.
- **Custom House** – Interchange for the DLR and Elizabeth line, offering fast connections to Canary Wharf, the City and Heathrow. Passenger numbers have significantly increased following the opening of the Elizabeth line, supporting strong footfall and commuter traffic in the area.

WHAT WE LIKE

Canning Town is on the up - with £3.7bn of regeneration transforming it into one of East London's most exciting hubs. You're minutes from the Royal Docks and buzzing ExCeL Centre, and just two Jubilee stops from Canary Wharf.

The new development of Manor Road Quarter sits north of Canning Town Station. Just across, at Hallsville Quarter you'll find Morrisons, Superdrug, McDonald's, Pret A Manger, Starbucks, The Gym Group, Wok & Go, and Banning Dental.

Nearby, at East India Docks the Republic office campus draws in creative and tech-driven businesses. Canning Town and Custom House together are home to over 42,000 residents, with more than 13 million annual users passing through Canning Town station. Expect a steady stream of office workers, families, professionals, and students – creating the perfect environment for dynamic retail, wellness, and leisure brands.

NEARBY OCCUPIERS INCLUDE:



DID YOU KNOW...

Canning Town is part of the London Borough of Newham, one of London's youngest and fastest-growing boroughs, with over 70% of residents under 40. The nearby Royal Docks is a designated Enterprise Zone and London's only Enterprise Zone for regeneration, set to deliver 60,000 new jobs. Trinity Buoy Wharf, just up the road, is home to London's only lighthouse and a thriving community of artists, makers, and designers. Plus, the iconic ExCeL London and City Hall are within easy reach, drawing millions of visitors annually — creating strong crossover footfall for local retail and leisure.



LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM TODAY...

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