

Ultra-urban flexible commercial and industrial warehousing located in East London. Units available from 1,500 sq ft to 70,000 sq ft.

**Enquire Now**

# Bloom Poplar

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Bloom Poplar is a flexible, ultra-urban commercial warehouse located in East London. Set over two blocks and with units available from 1,500 sq ft–70,000 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 A1261 and over 120 parking spaces, as well as being within walking distance to Blackwall, Poplar and All Saints stations.



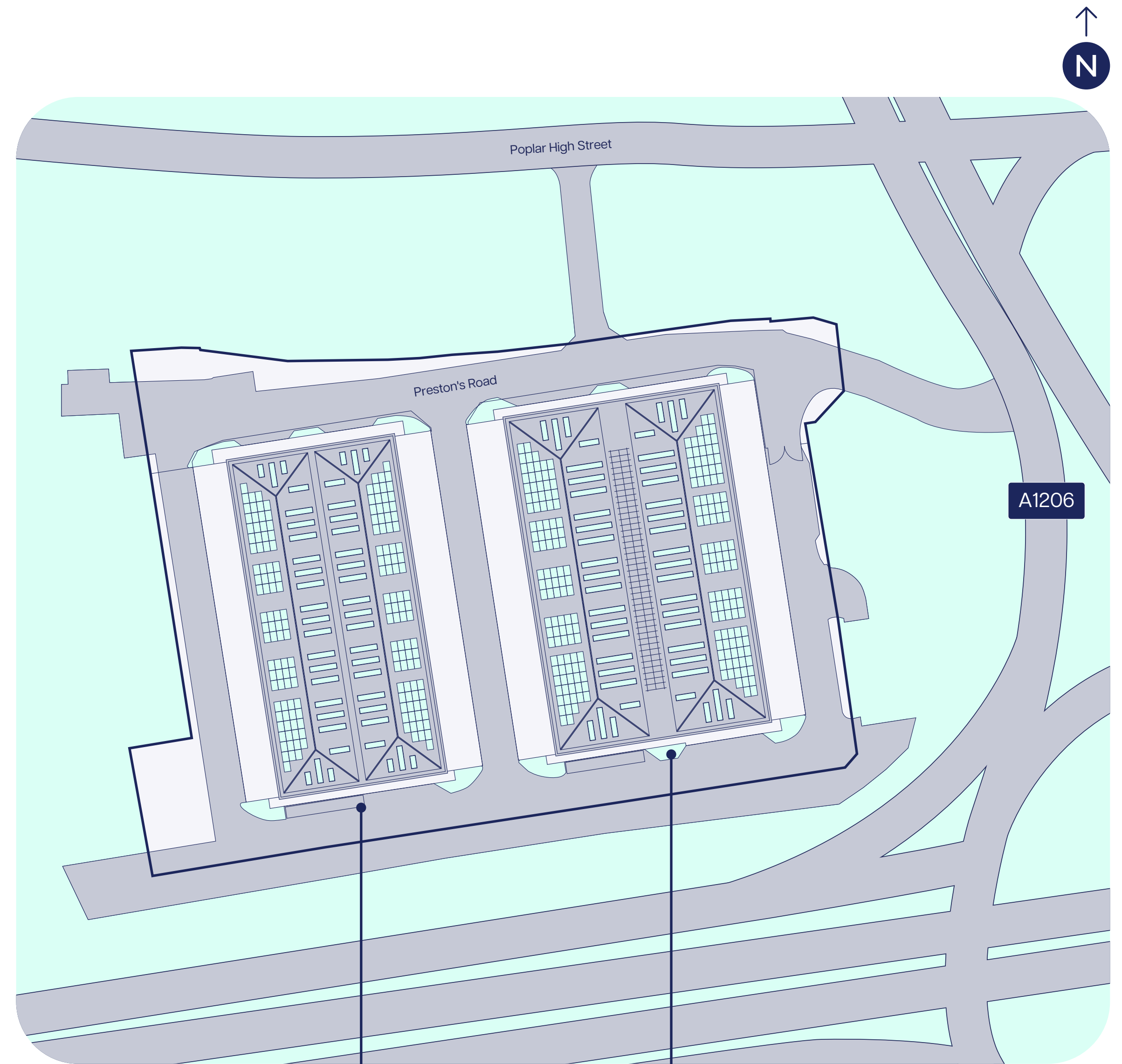
Computer generated image is indicative only.

# A place where people want to work

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

As with all Bloom developments, 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 1,500 sq ft and then can provide occupiers the opportunity to develop spaces that suit their business needs, speak to us about our flexible space solutions.



**BLOCK B**  
18,770 SQ FT

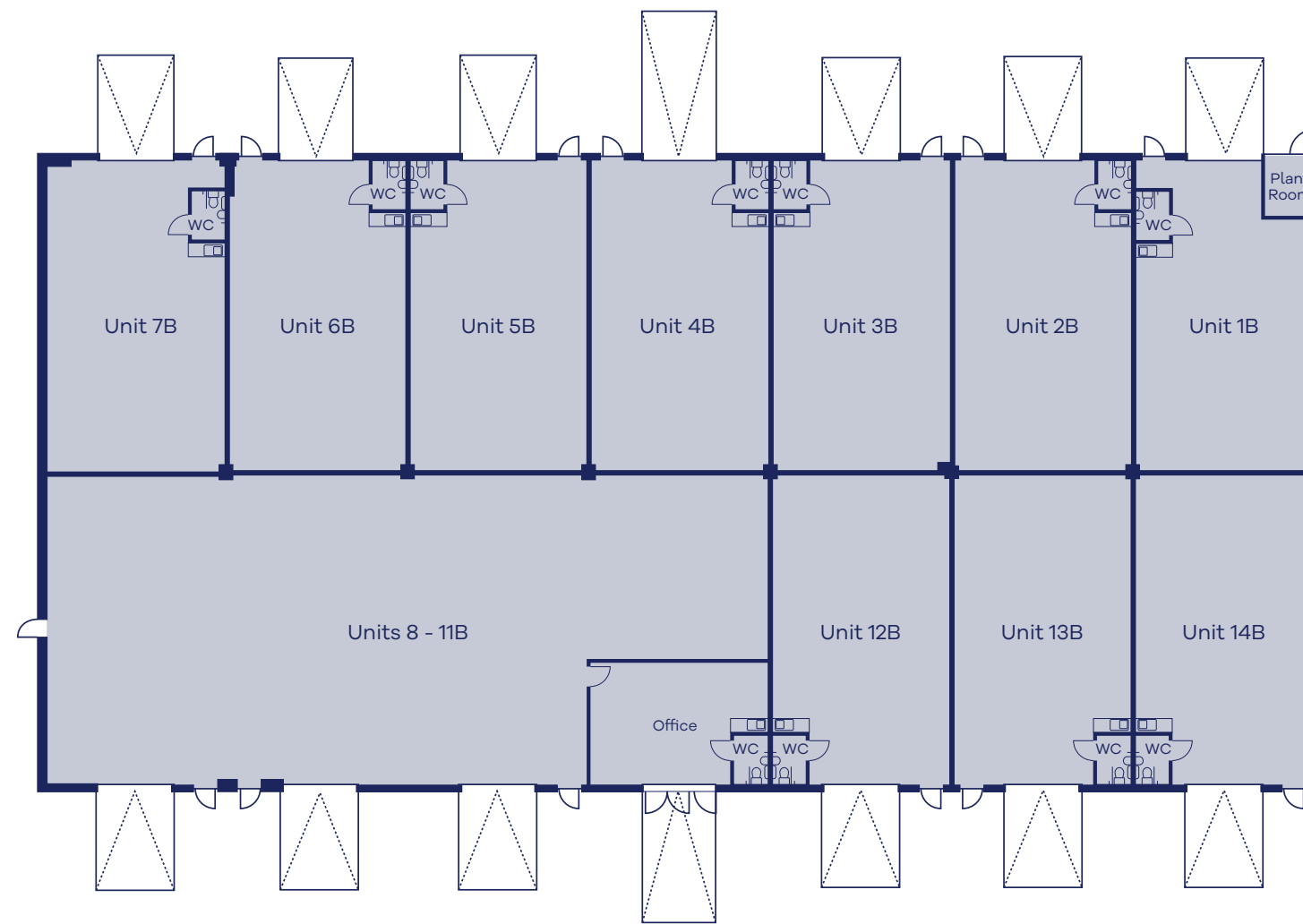
**BLOCK C**  
48,474 SQ FT

# Block B

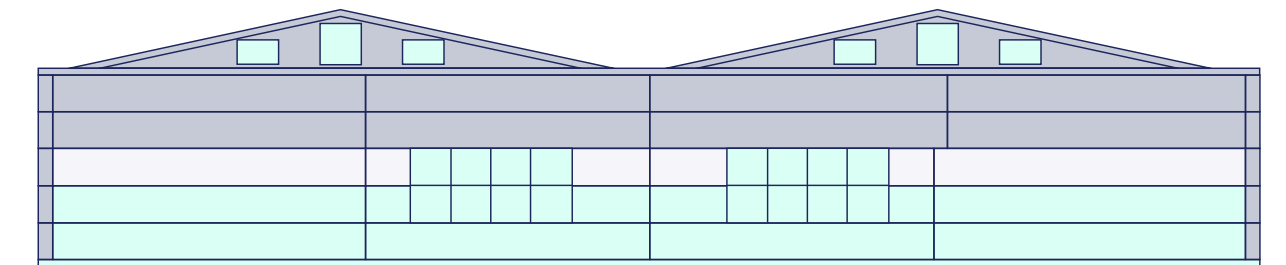
- Single storey fully operational warehouses featuring premium ESG credentials
- 3.5m – 5.5m clear internal eaves heights
- Steel clad roof with steel frame construction
- Newly refurbished roof lights and solar panel installation
- New level access loading doors
- Toilet and kitchenette fitted with units
- 3.6 MVA power capacity on-site, with additional power available
- Combined units available upon request



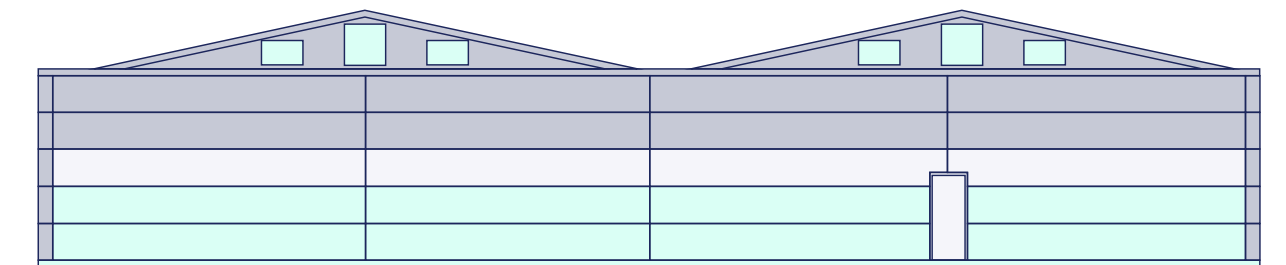
Ground Floor



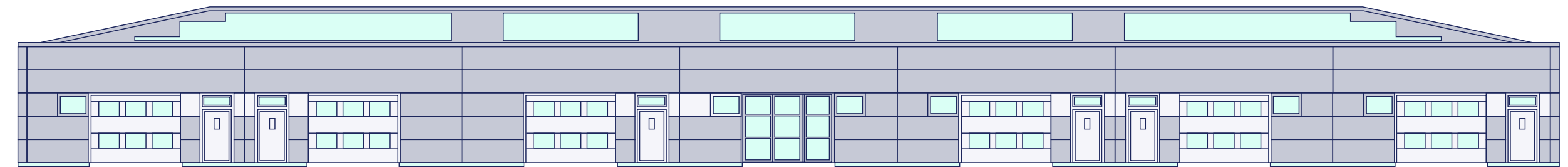
North Elevation



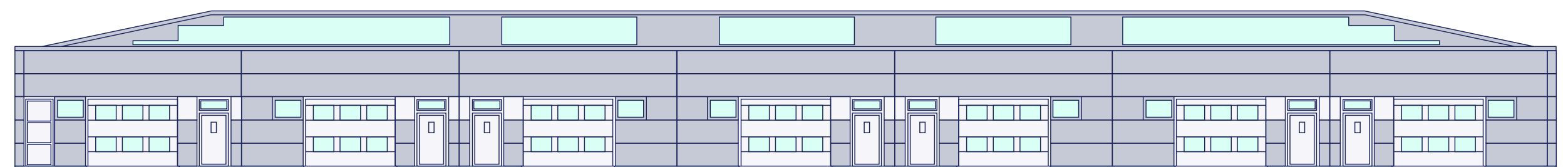
South Elevation



East Elevation



West Elevation





**BLOCK B**  
18,770 SQ FT

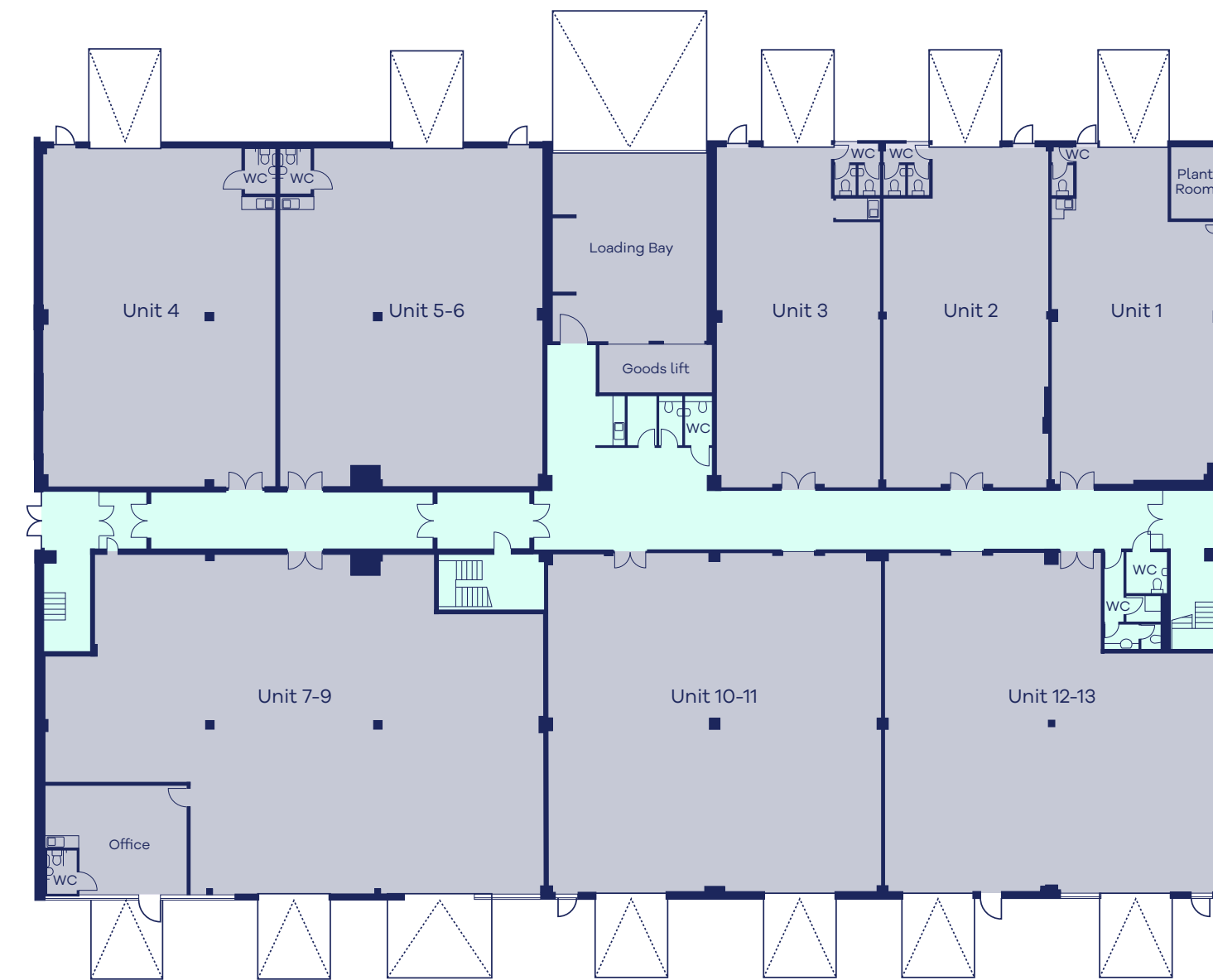


# Block C Floorplans

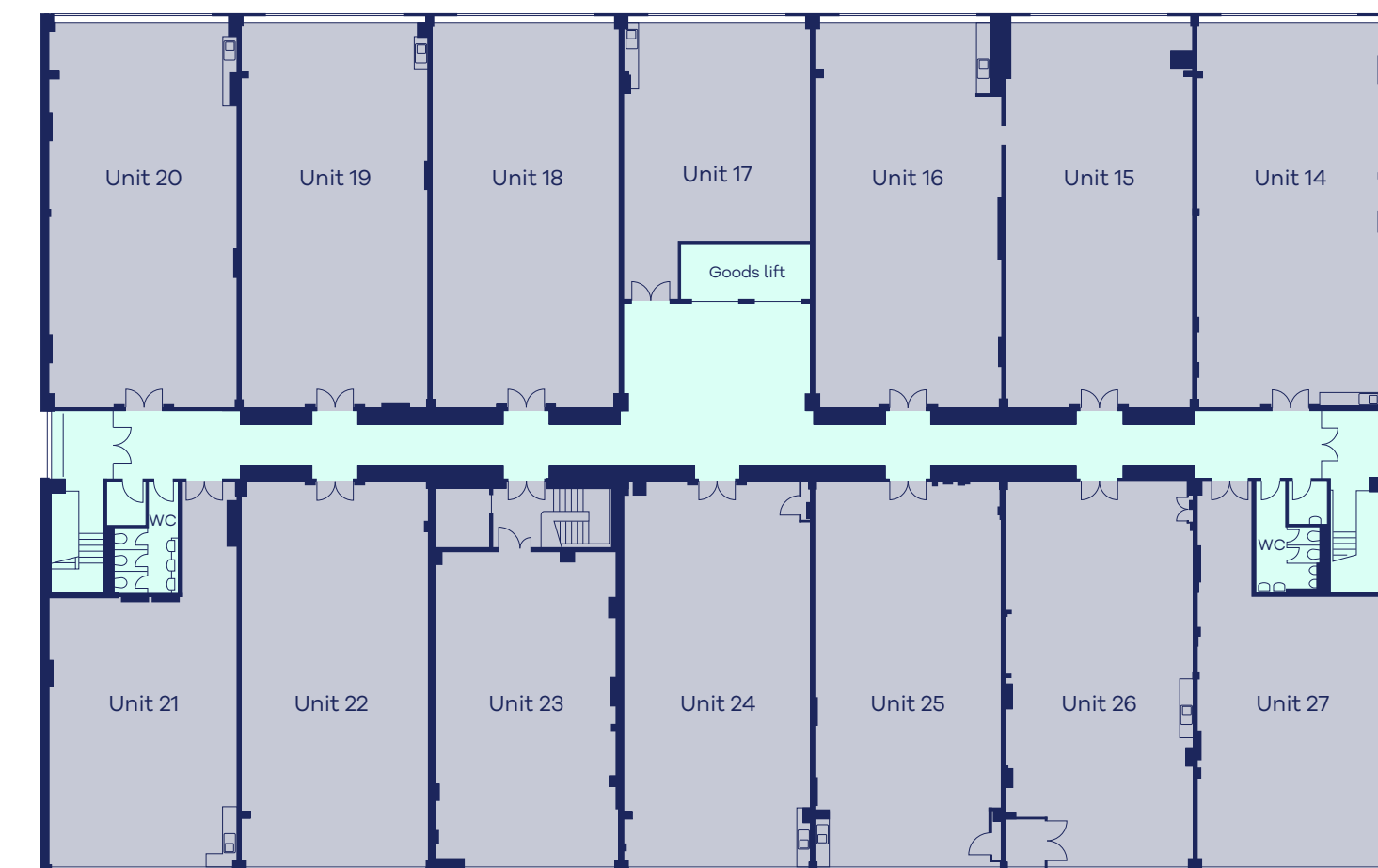
- Fully operational ground floor warehouses
- 3.5m - 5.5m clear internal eaves height
- Steel clad roof with steel frame construction
- Level access loading doors to ground floor units, including a shared loading bay
- First floor units serviced via two new goods lifts, with a capacity of 2 tonnes
- Toilet and kitchenette fitted with units
- 3.6 MVA power capacity on-site, with additional power available
- Combined units available upon request



Ground Floor



First Floor

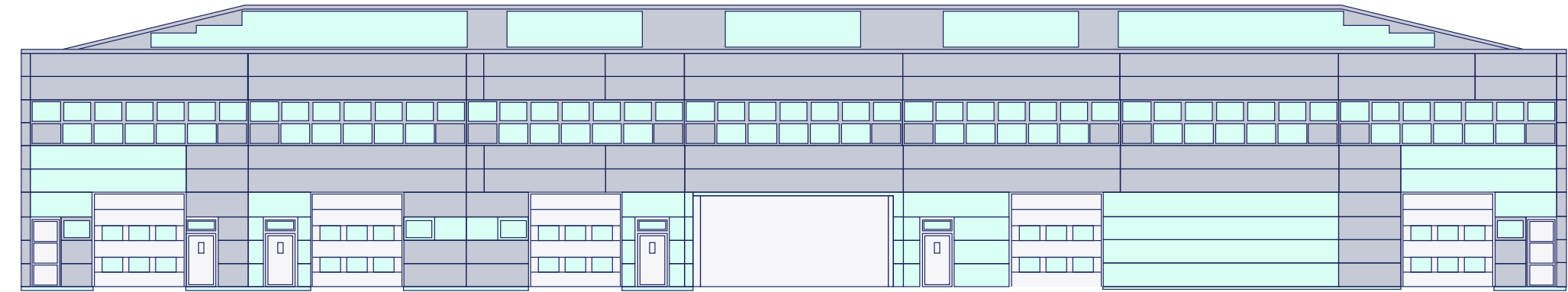


# Block C Elevations

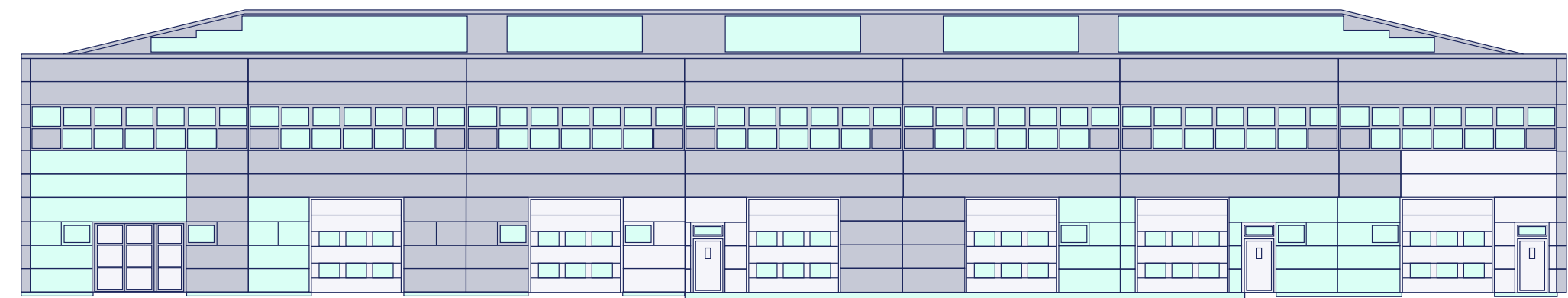
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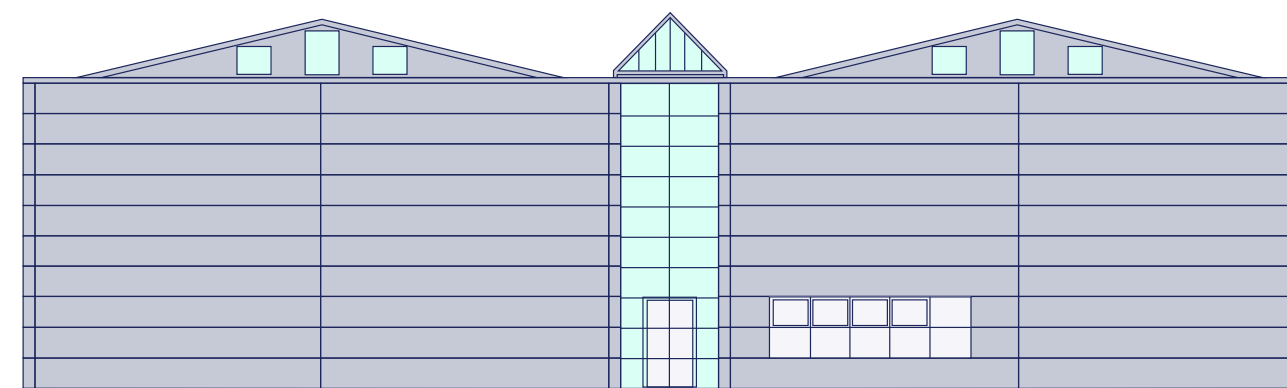
East Elevation



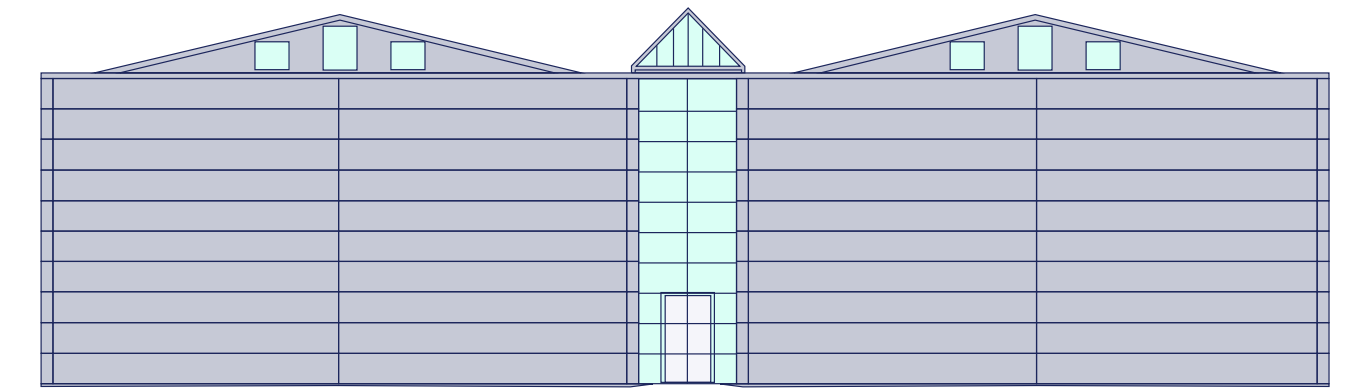
West Elevation



North Elevation



South Elevation



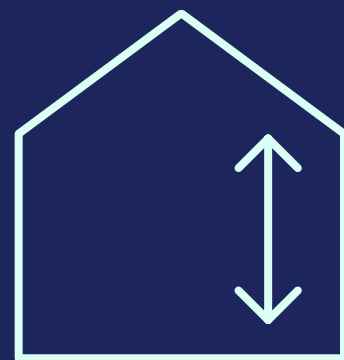
**BLOCK C**  
Ground Floor: 24,237 SQ FT  
First Floor: 24,237 SQ FT





# Specification

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



3.5m - 5.5m minimum eaves height



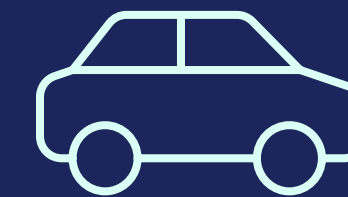
Secure yard area



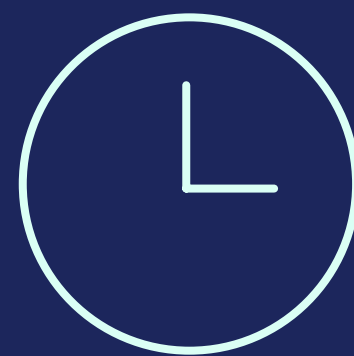
3.6 MVA power capacity on-site (with additional power available)



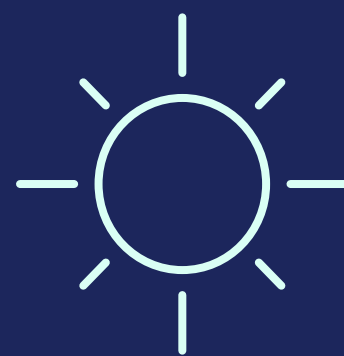
Two new goods lifts (2 tonne capacity)\*



Over 120 parking spaces



24/7 operational hours



PV panels and EV charging points



Cycle facilities



EPC rating A

BLOCK B

BLOCK C

Poplar High Street

A1261

← Poplar DLR Station  
13 mins

Blackwall DLR Station →  
5 mins

← Canary Wharf Station  
19 mins

Poplar Dock Marina



# Connecting you to the city & beyond

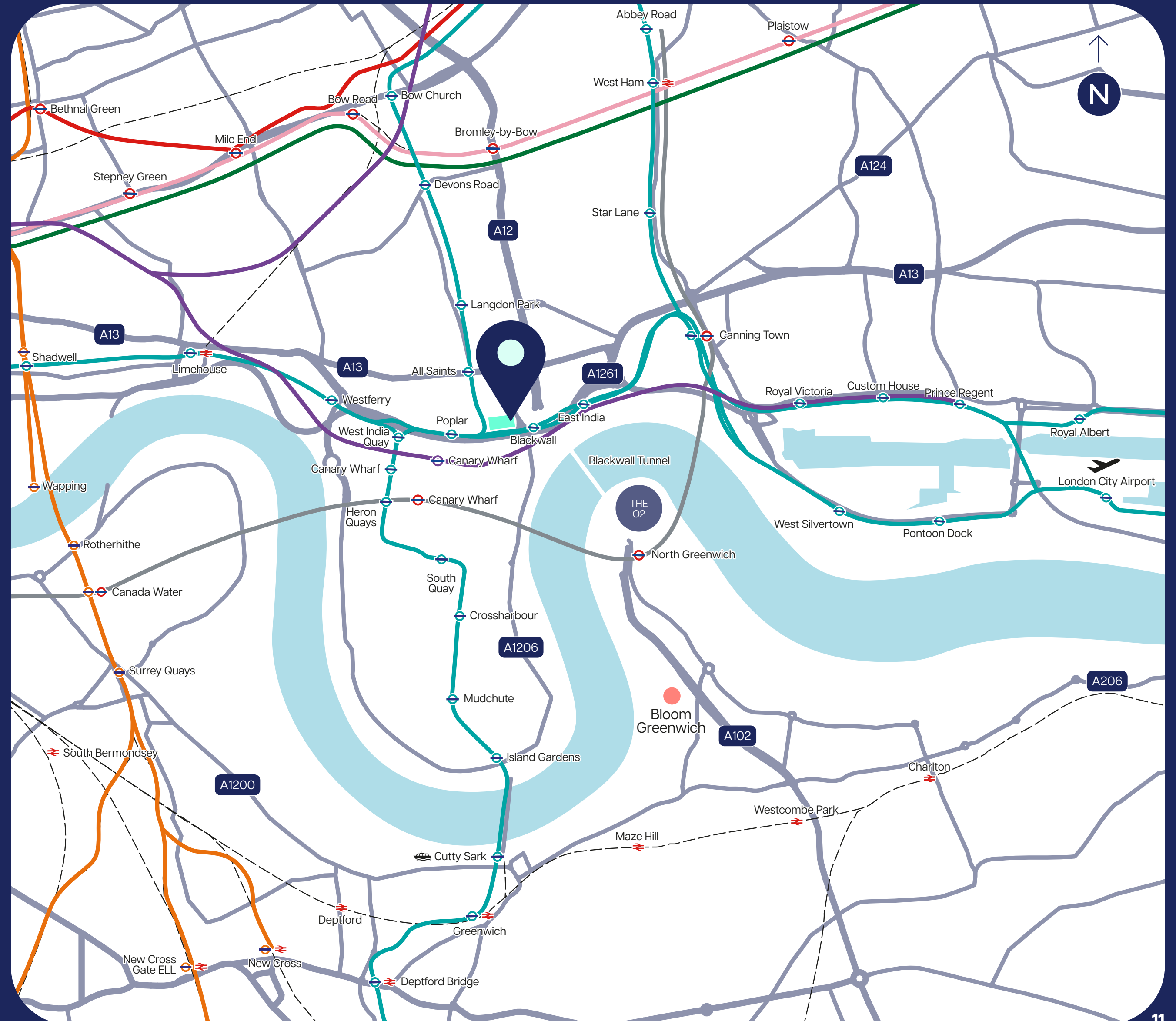
Bloom Poplar is positioned to take advantage of road, rail, air and sea. There are two DLR stations just moments from the site, and Canary Wharf is home to both the Jubilee Line and Elizabeth Line - these lines expand the nearby available workforce due to their rapid connections.

This along with the connections to 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>

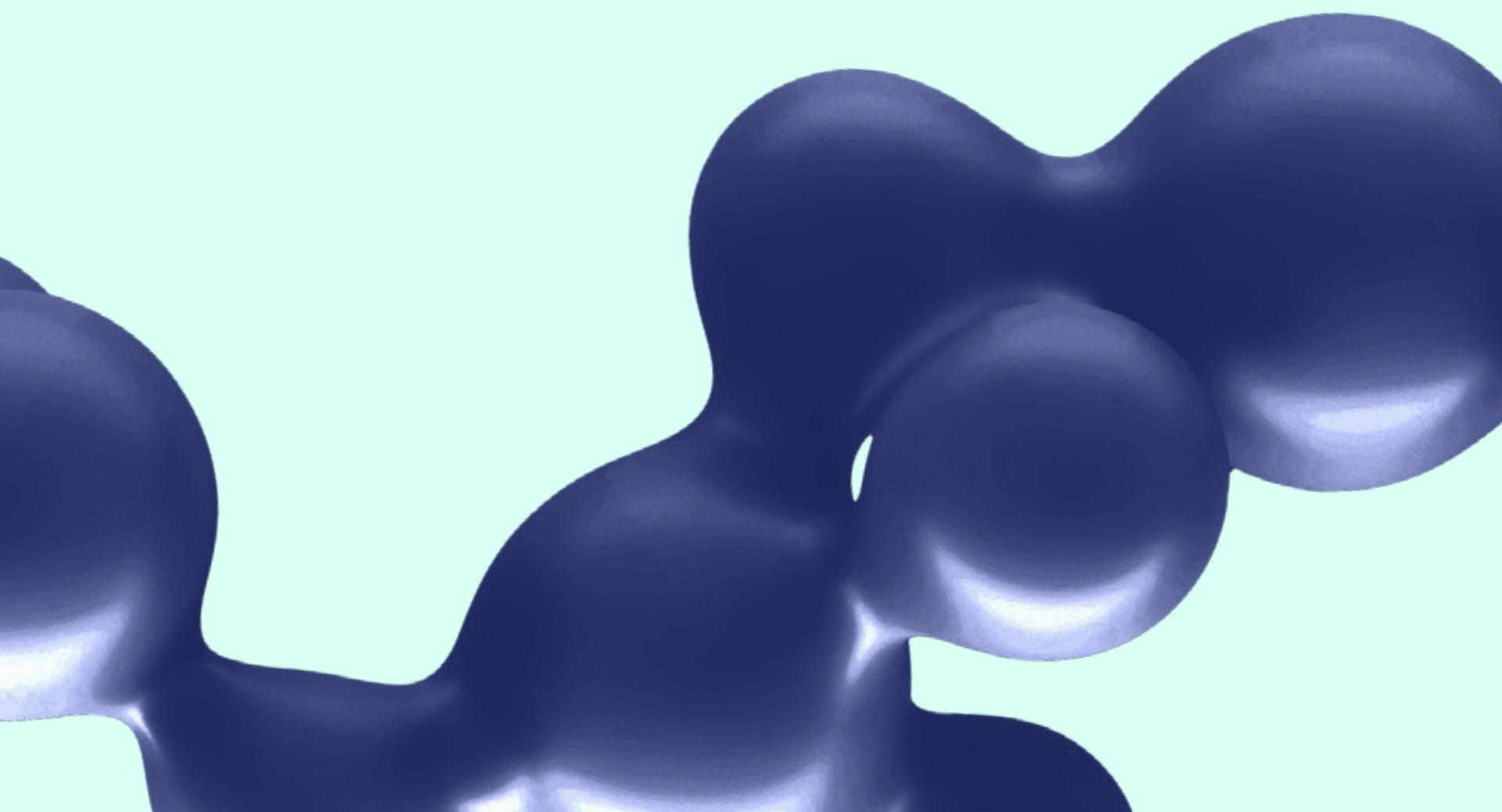
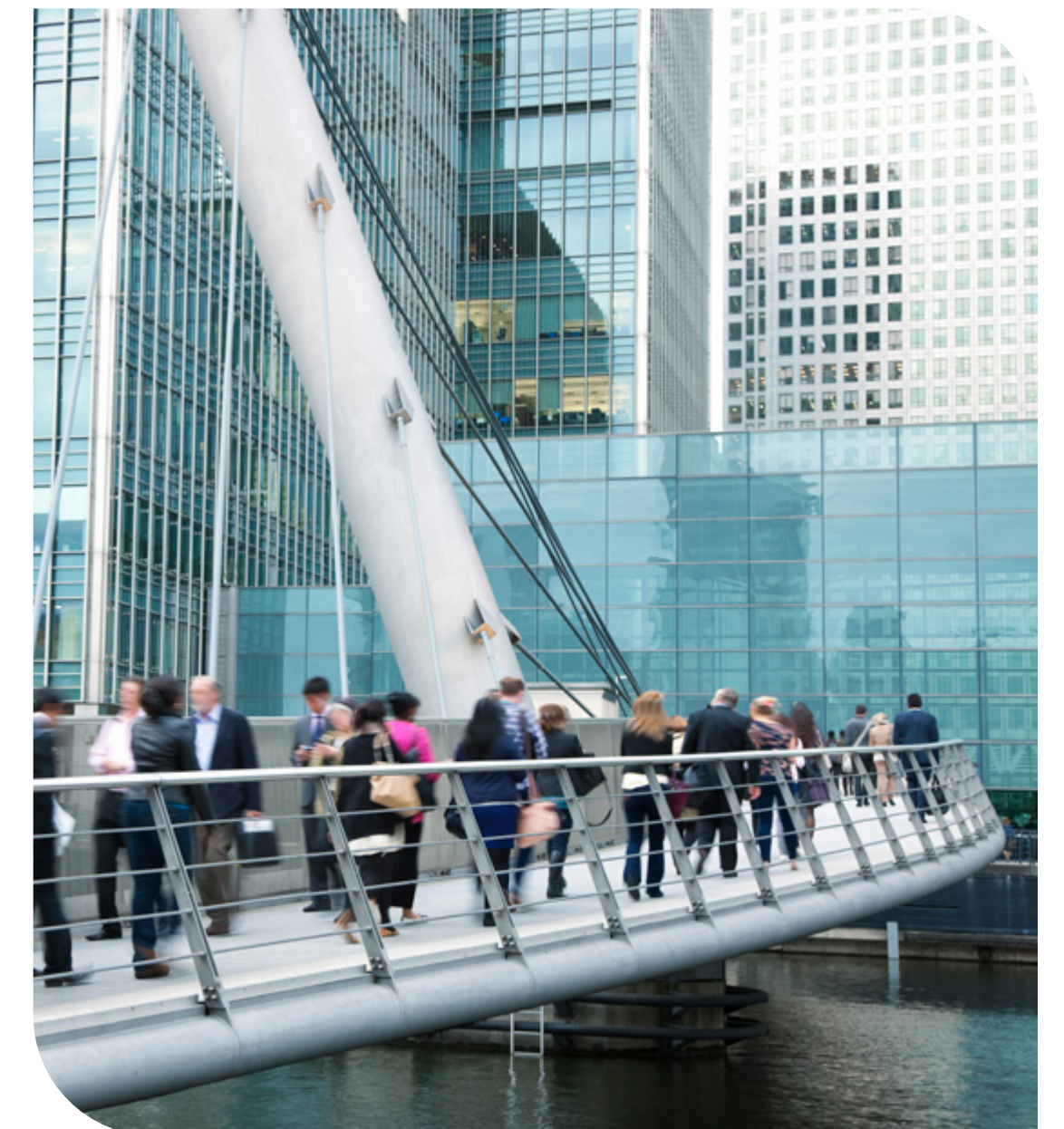
Travel times taken from Google maps and are subject to change. Map is approximate and for illustrative purposes only.



# 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 has countless cultural and entertainment hot spots.

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



# Everything you need on your doorstep

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

With Blackwell, East India, All Saints and Poplar stations all within a 15-minutes' 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-minutes' 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 Fairgame           | 11 Mallow                        |
| 5 Crago 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

Bloom Poplar's ultra-urban location is ideally located to connect you 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.

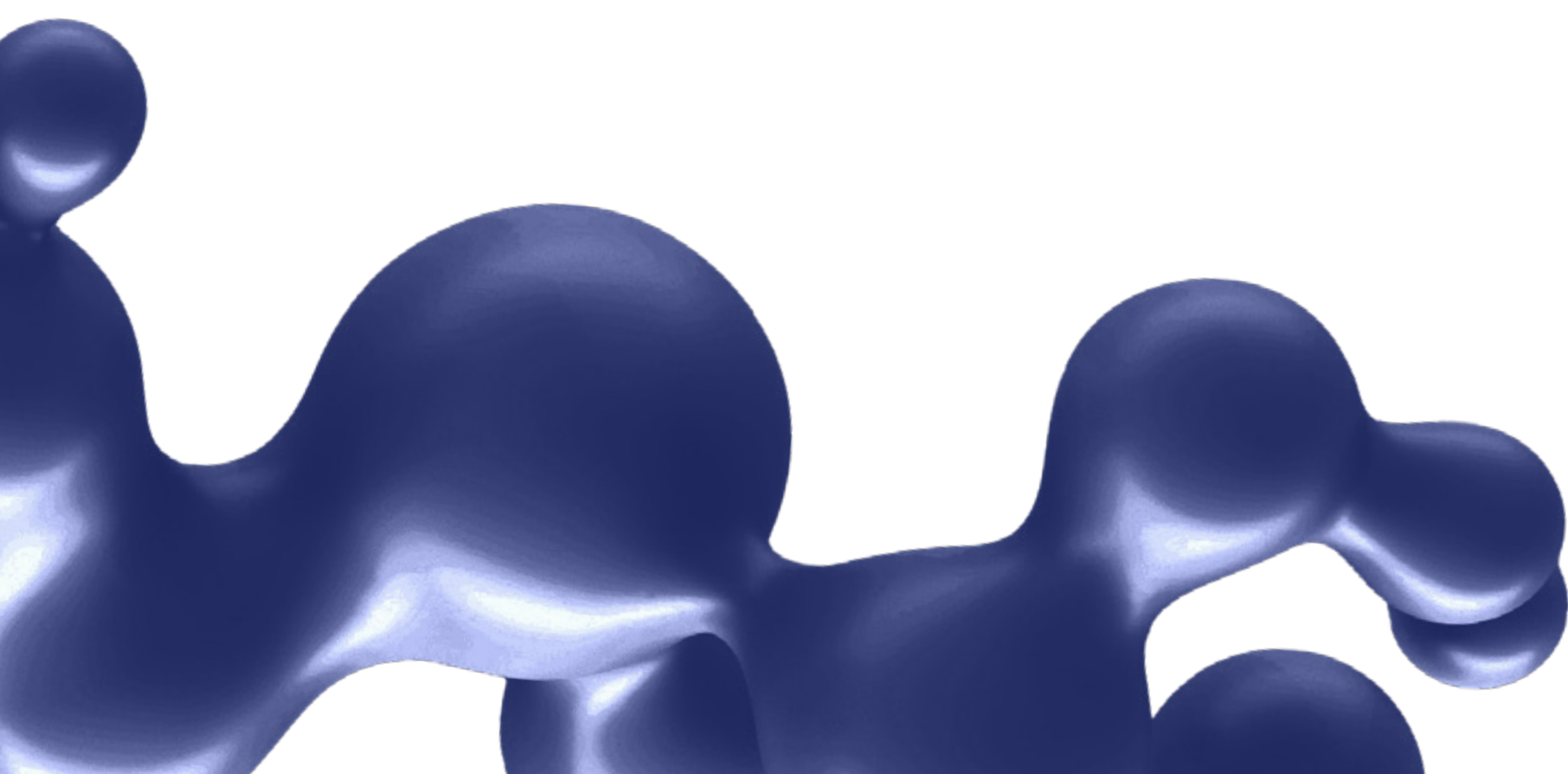


# Local insight

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 826,000 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 nation's 33.9%).

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



# Bloom

ULTRA-URBAN WAREHOUSES

## For more information:

**visit:** [bloom-developments.co.uk](https://bloom-developments.co.uk)

**email:** [enquiries@bloom-developments.co.uk](mailto:enquiries@bloom-developments.co.uk)

## For letting enquiries:



**Freddie John**

[fjohn@geraldeve.com](mailto:fjohn@geraldeve.com)

07788 394 341

020 7333 6380



**Peter Higgins**

[p.higgins@glenny.co.uk](mailto:p.higgins@glenny.co.uk)

07900 990 805

020 3141 3534

The particulars are set out as a general outline for guidance and information only and should not be considered a formal offer. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact, meaning no liability can be accepted for their accuracy. All dimensions, site plans, floorplans, maps and computer generated images are approximate and are for illustrative purpose only. June 2024.



# Our Portfolio

**Bloom Hackney**

Available now  
4,635 - 14,940 sq ft



**DTRE**

**Charlie Wing**  
charlie.wing@dtre.com  
07483 068 030

**Bloom Park Royal**

Available now  
2,198 - 7,000 sq ft



**JLL**

**James Miller**  
james.miller@jll.com  
07702 975 222

**Bloom Brixton**

Available now  
3,910 - 35,417 sq ft



**LEVY REAL ESTATE**

**Will Edgley**  
will.edgley@levyrealstate.co.uk  
07748 286 333

**Bloom Greenwich**

Available now  
4,790 - 36,005 sq ft



**GERALDEVE**

**Freddie John**  
fjohn@geraldeve.com  
07788 394 341

**Bloom Camberwell**

Available Q3 2024  
3,575 - 52,495 sq ft



**JLL**

**Tessa English**  
tessa.english@jll.com  
07710 059 767

**Bloom Fulham**

Available Q4 2024  
3,617 - 36,866 sq ft



**MONTAGU EVANS**

**Robert Cohu**  
robert.cohu@montaguevans.co.uk  
07341 090 165