

TO LET - PUB / BAR / CLUB

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# THE NORTH POLE PUB

74 Manilla Street, E14 8LG



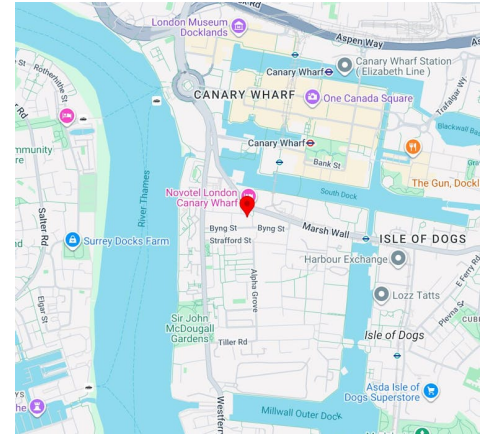
## Key Highlights

- 3,375 sq ft
- Short walk from Canary Wharf (4 mins)
- Floor area of 3,374 sq.ft over 4 levels (inc cellar)
- Historic building and pub
- Opportunity to bring back a piece of London history

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Cherryman



## Summary

Available Size	3,375 sq ft / 313.55 sq m
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EPC	EPC exempt - Currently being constructed or undergoing major refurbishment
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## Description

The North Pole dates back to the heyday of the London docks in 1860, and is one of the last remaining public houses located on the Isle of Dogs. The pub closed in May 2014 to allow for the now completed building works surrounding it.

The pub overlooks a newly landscaped square and is central to the wider Aspen redevelopment by Far East Consortium (FEC) featuring 637 residential apartments, ground floor commercial units and a newly opened 231 room 4\* Dorsett hotel.

## Location

The North Pole Pub is perfectly positioned within one of London's most dynamic and well-connected districts.

This location benefits from exceptional transport links, with South Quay DLR, Canary Wharf Underground, and Crossrail stations all within walking distance, offering seamless access to central London and beyond.

The surrounding area is undergoing rapid transformation, attracting a vibrant mix of residents, professionals, and visitors.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	536	49.80
Ground	1,036	96.25
1st	861	79.99
2nd	941	87.42
<b>Total</b>	<b>3,374</b>	<b>313.46</b>

## Terms

On behalf of FEC we are seeking a pub operator with a proven concept and a commitment to the re-activation of this heritage asset on terms by negotiation.