

AWARD WINNING
EDUCATION CAMPUS

Republic

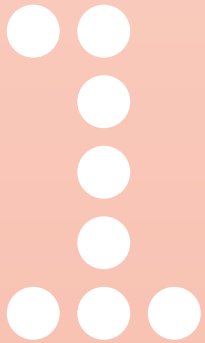


EAST INDIA
LONDON, E14 2BA

Welcome to Republic.

A pioneering shared education campus, inspiring people to learn, collaborate, develop and thrive.

Introducing Republic



What is Republic?

Located in Tower Hamlets, in the heart of London's docklands, Republic is a pioneering education campus that connects today's talent with the future of work. It is home to multiple higher education and learning institutions, with over **15,000 students** enrolled on-site.

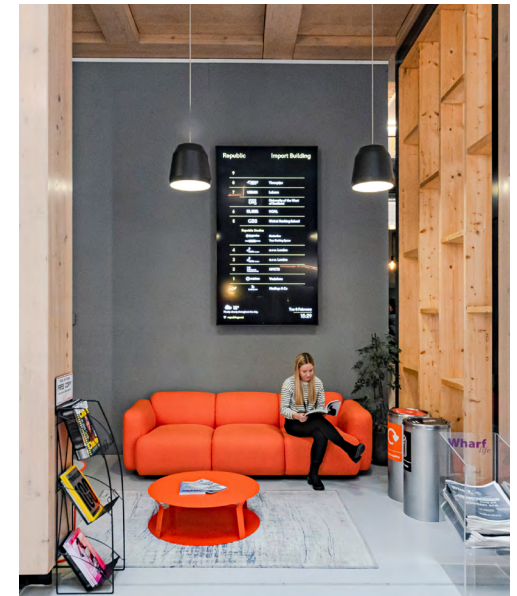
The campus delivers a world class student experience with cafés, touchdown spaces and fitness studios located alongside spectacular water gardens. A dedicated community team are the conduit for cross campus events including welcome fairs, industry/career talks, street food markets, sports days and music festivals

Republic is more than just a place: It is a pathway to the workplace, with SMEs, research facilities and incubator space carefully curated within its ecosystem. It provides a campus experience like no other.

Welcome to Republic.



HOME TO
OVER 15,000
STUDENTS



In the heart of London's fastest growing borough

Situated within easy walking distance of Canary Wharf, and benefiting from exceptional transport connectivity (including the DLR, Jubilee line, Elizabeth line and cycle superhighway), our students and faculty are able to explore all that London has to offer: from the industry and bustle of the City and Canary Wharf to the bars and clubs of Shoreditch.



Touchstones



Dual F1 (education/training) and E (workspace) planning consent in place across the campus

High density floorplates – potential to occupy at 1:4

Net Zero Carbon targeted by 2035

Capital contributions available towards occupier fit out*

*Export – 4th Floor – shell and core space

15,000 plus students enrolled

Multi-award winning campus design and architecture

Pioneering Social Impact initiatives

Community Team fostering vibrant student experience

Stunning water garden – surrounded by carefully curated amenities

The student experience

A dedicated Community Team work to curate a vibrant student experience at Republic – fostering friendship, a sense of belonging, and work-ready skill development.



A YEAR-ROUND PROGRAMME OF:

- LIVE MUSIC
- ORIENTATION EVENTS
- WORKSHOPS & TALKS
- CAREER ADVICE
- ENTREPRENEURSHIP CLASSES
- WELLNESS WORKSHOPS



Building a community

Community is at the heart of Republic, underpinned by our **Thrive** framework. Working in partnership with universities, residents and local community groups, we run a range of projects that strengthen local ties and provide opportunities in upskilling and adult education.

Our commitment to increasing social capital is reflected in events that celebrate inclusivity, providing crisis support to students and empowering individuals through training, apprenticeships, and lifelong learning opportunities.

We don't just offer a place to work or learn, we offer a platform for personal and community growth, resilience, and sustainable development.



THRIVE FRAMEWORK

Ensuring our commitment to increasing social capital locally.



TOLERANT

Creating an inclusive community through events and initiatives



HIGH-QUALITY LOCAL ENVIRONMENT

Enhancing the public realm and providing play facilities.



RESILIENT

Offering crisis support and space for impactful organisations like First Love Foundation.



INDIVIDUAL WELLBEING

Focusing on personal fulfilment by supporting local upskilling projects.



VIBRANT

Hosting community projects and promoting lifelong learning education events.



ENTERPRISING AND SUSTAINABLE

Supporting small businesses, graduates and start-ups through our on-site innovation hub and coworking space, The Greenhouse.

Amenities



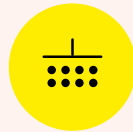
Free wi-fi & charging points



On-site prayer room



Gym & physiotherapy



On-site showers & changing rooms



Restaurants, shops & cafés



250 secure cycle spaces with lockers



75 visitor parking spaces



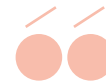
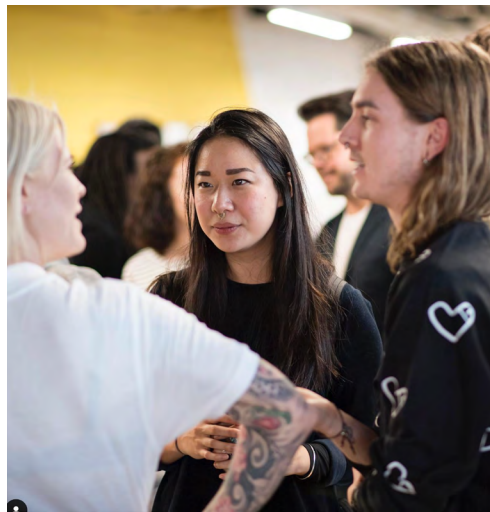
Dedicated study areas & library



Roof terraces on level 9

Net Zero by 2035

At Republic, we are committed to a sustainable future for all. A clear and ambitious pathway to net zero is in place with substantial investment already made in building/plant optimisation and renewable energy. We have a clear and ambitious pathway to net zero. We have invested in smart building plant optimisation and renewable energy sources and have a programme of work aiming to achieve EPC B by 2030 and net zero by 2035.



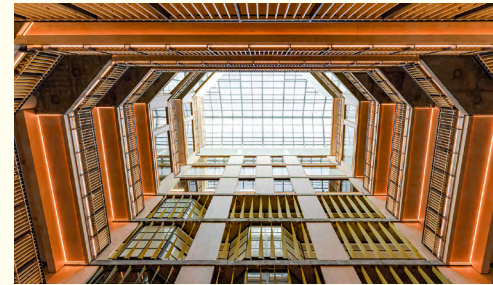
Embracing a mixed-use environment aligns seamlessly with our commitment to sustainability and responsible practices. At the University of the West of Scotland, we place a great deal of importance on Environmental, Social, and Governance factors in campus development. By integrating academic, business, and commercial spaces, Republic has created a fantastic site for our London Campus; a sustainable ecosystem that shares resources and minimises our environmental footprint. This mixed-use site not only enhances the experience for our students and staff, but highlights our commitment to ESG principles.”

Marcus Ross
 Vice-Principal, Planning & Recruitment
 University of the West of Scotland

Specification



14 lifts



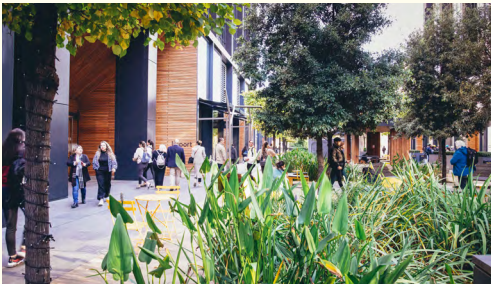
EPC Rating – C
Import and Export targeting B by 2030



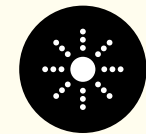
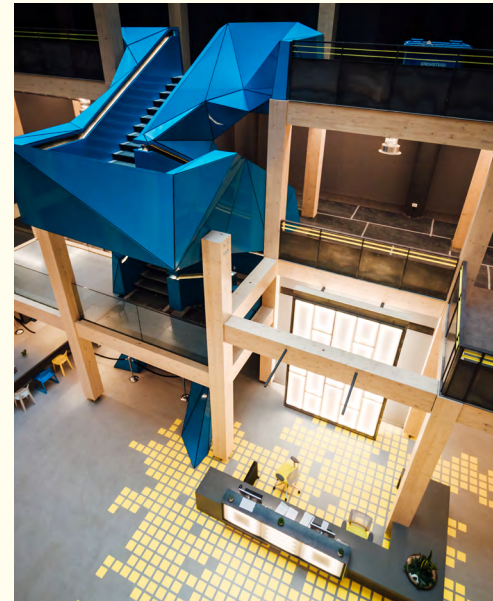
VAV
air conditioning



WCs on each floor



High density floorplates
– potential to occupy at 1:4



LED lighting



Wired Score: Platinum



2.8m – 3m
floor-to-ceiling height



150mm
raised floors

A place where education institutions thrive



“There’s an undeniable spirit of excitement and energy that permeates our campus at Republic. From the moment you enter the premises, you can feel the palpable enthusiasm of students, faculty, and staff. Our campus is a hub of creativity, intellectual curiosity, and active engagement.”

Charles O’Dean
Academic Director (Student Experience)
ARU London

Whether it’s through award-winning campus design, spirited extracurricular activities, or meaningful community service, our students embrace the opportunities available to them with enthusiasm which ignites a contagious passion for learning. The vibrant atmosphere on campus truly sets us apart and makes Anglia Ruskin University London a place where dreams come alive.”

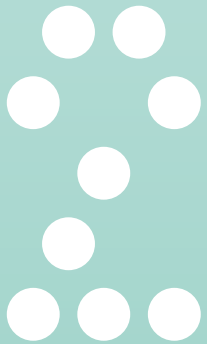


“Choosing the Republic site for York St John University’s London Campus has helped us grow both the range of courses we offer and the number of students we can cater for in the capital. We have orientated our portfolio towards courses that address key skills gaps and enable

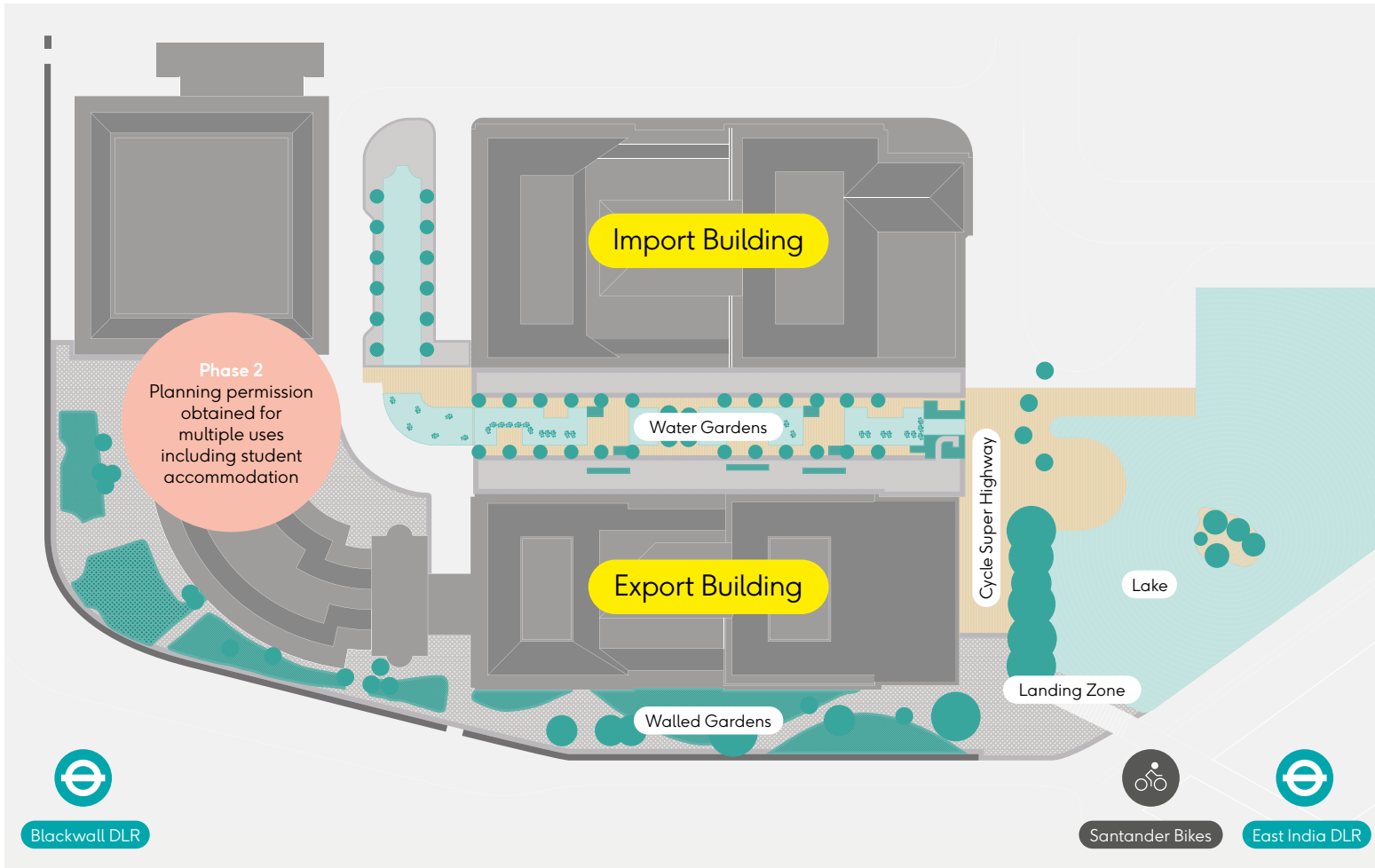
students to secure exciting and rewarding jobs. Surrounded by vibrant creative, technology and leisure businesses, our campus over two floors of Republic’s Export Building offers modern, flexible learning and collaboration spaces”

Louise Donaghy,
Dean of London Campus
York St John University

Location & Connectivity



Republic Campus



Import Building



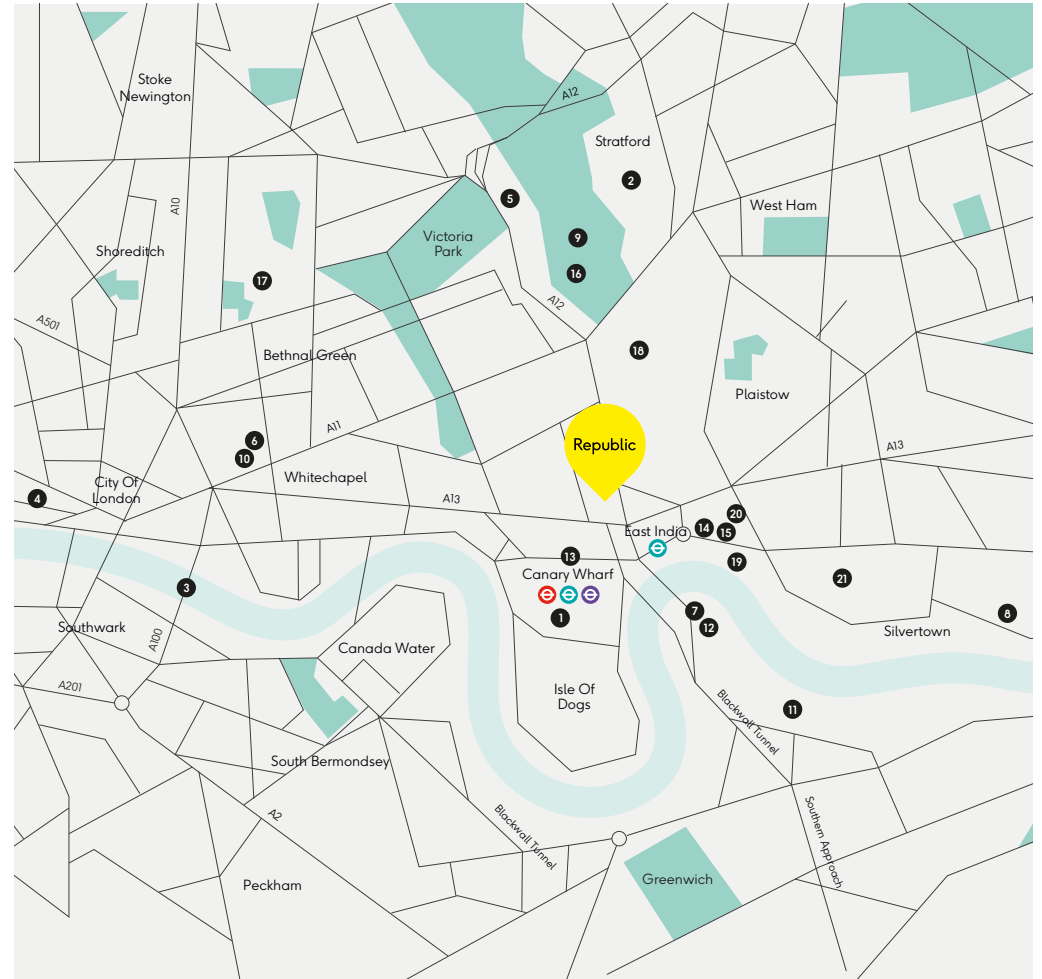
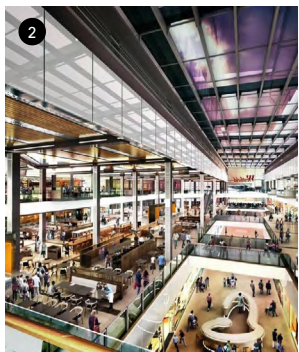
Export Building



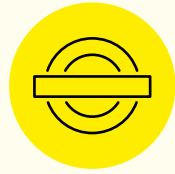
The wider area



- 1 Canary Wharf
- 2 Westfield Stratford City
- 3 Tower Bridge
- 4 St Paul's
- 5 Hackney Wick
- 6 Brick Lane
- 7 The O2
- 8 London City Airport
- 9 Queen Elizabeth Olympic Park
- 10 Whitechapel Gallery
- 11 Greenwich Peninsula Ecology Park
- 12 Greenwich Design District
- 13 Crossrail Place
- 14 Limmo Peninsula Ecology Park
- 15 London City Island
- 16 The London Stadium
- 17 Broadway Market
- 18 3 Mills Studios
- 19 Trinity Buoy Wharf
- 20 London Film School
- 21 Royal Victoria Dock



Travel times



East India DLR
1 minute walk



Elizabeth Line
15 minute walk



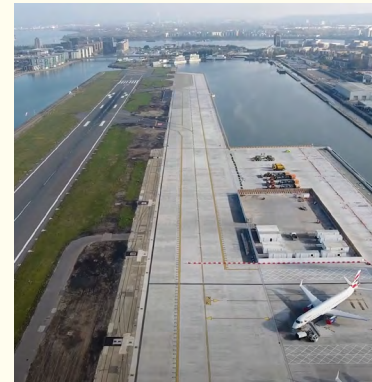
Cycle Super Highway
Runs through the site



Canning Town
(DLR)



London City Airport
(DLR)



Bank
(DLR)



Canary Wharf
(DLR & Walk)

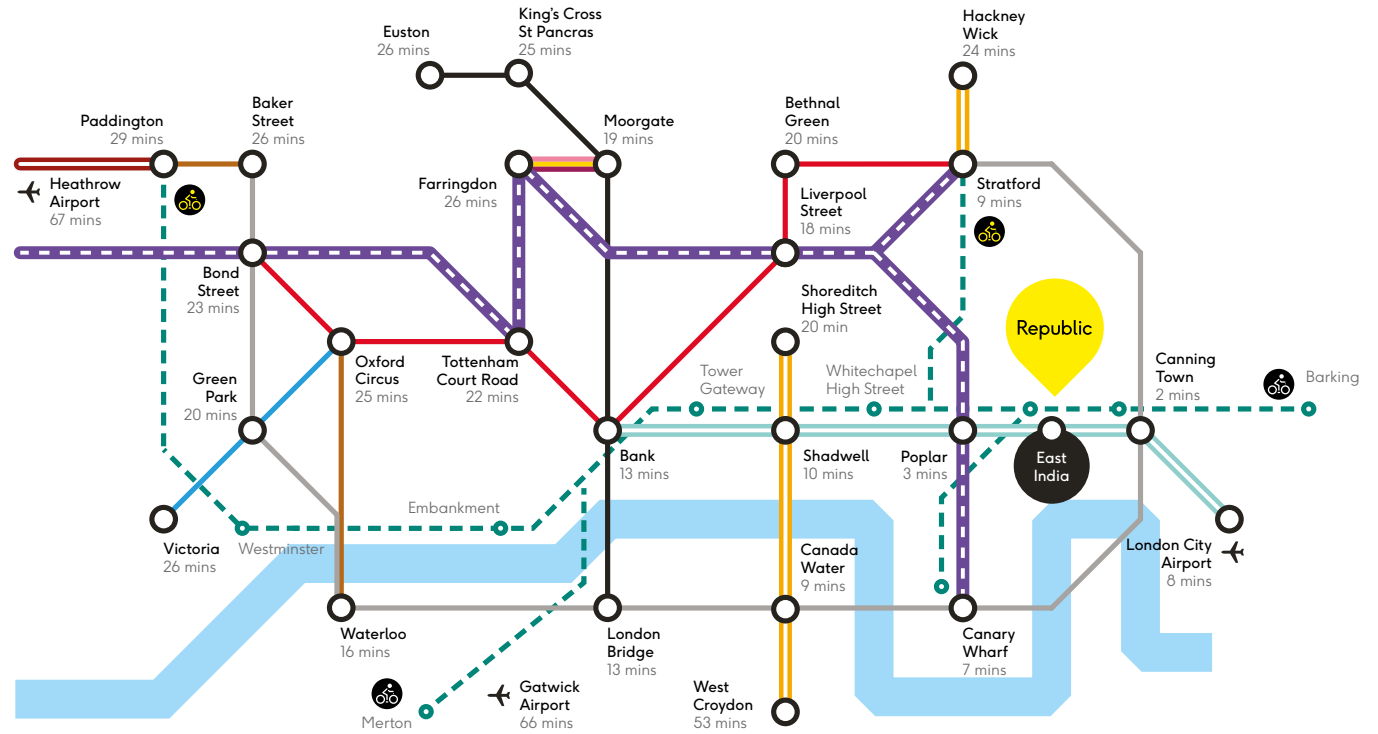


Stratford
(DLR & Jubilee)



Bond Street
(DLR & Jubilee)

Travel times



Elizabeth Line From Canary Wharf	
LIVERPOOL STREET	6 MINS
FARRINGDON	8 MINS
TOTTENHAM COURT ROAD	11 MINS
BOND STREET	13 MINS
HEATHROW AIRPORT	40 MINS

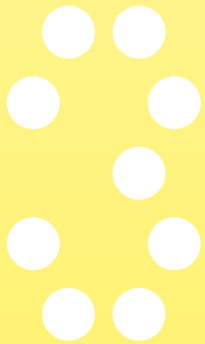


BAKERLOO		METROPOLITAN	
CENTRAL		DLR	
JUBILEE		LONDON OVERGROUND	
NORTHERN		ELIZABETH LINE	
VICTORIA		NATIONAL RAIL	
CIRCLE		CYCLE HIGHWAYS	
HAMMERSMITH & CITY			

Availability

Campus

Leisure / Retail / F&B

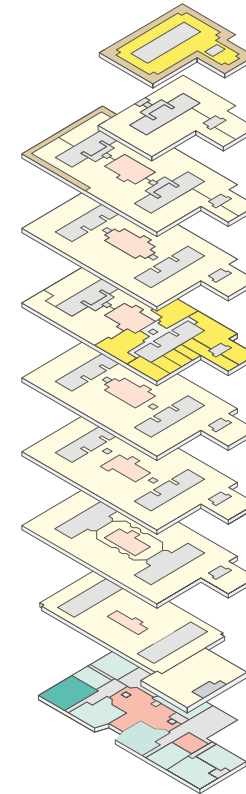




Import Building

9.01 (with Terrace)	Office / Education	8,597 sq ft	Available
8.02	Office / Education	8,021 sq ft	Available
8.01		6,116 sq ft	
7.01	Office / Education	Lebara	Let
7.02		UWS	
6.01	Office / Education	UONL	Let
5.S1 — 5.S4	Office / Education	13,616 sq ft	Part Available
5.01		Global Banking School	
5.02		English Path	
4.01	Office / Education	a.r.u London	Let
3.01	Office / Education	a.r.u London	Let
2.01	Office / Education	HMCTS	Let
1.01	Office / Education	Vodafone	Let
1.02		a.r.u London / UCLan	
1.03		City Gateway	
G.01	Leisure / Retail / F&B	Pure Gym	Let
G.02	Leisure / Retail / F&B	2,142 sq ft	Available
G.03	Leisure / Retail / F&B	Parkour Generations	Let
G.04	Leisure / Retail / F&B	Westland Coffee	Let
G.05	Leisure / Retail / F&B	Myoset	Let
G.06	Leisure / Retail / F&B	Tesco	Let

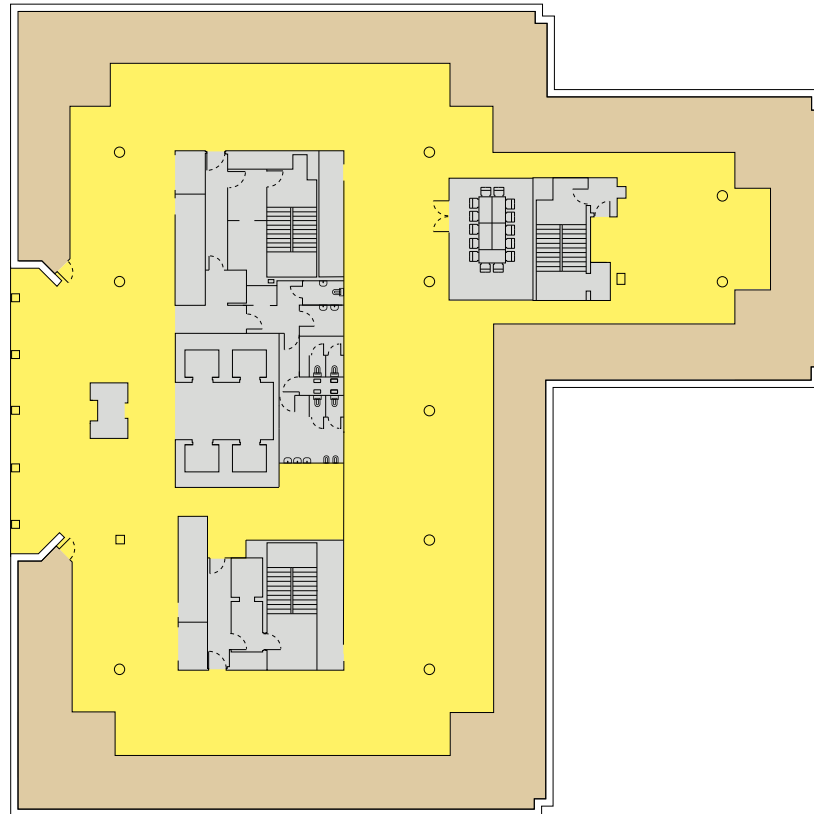
Total Available **38,492 sq ft**



AVAILABLE EDUCATION / WORKSPACE	●
LET EDUCATION / WORKSPACE	●
ATRIUM	●
RECEPTION / OCCUPIER AMENITIES	●
CORE	●
TERRACE	●
RETAIL / F&B	●

Import Building

9th floor (with terrace)



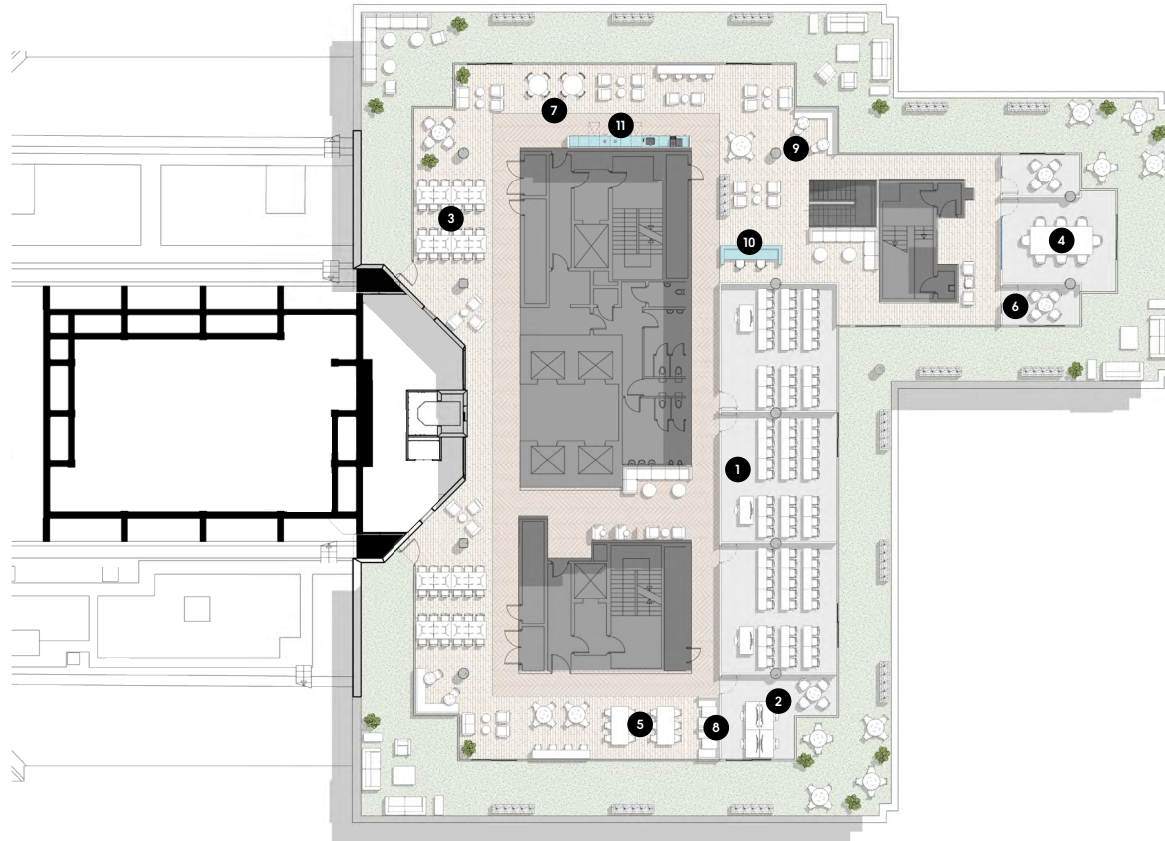
9.01	8,597 sq ft
Terrace	3,687 sq ft

AVAILABLE EDUCATION / WORKSPACE	●
LET EDUCATION / WORKSPACE	●
RECEPTION / OCCUPIER AMENITIES	●
CORE	●
TERRACE	●

Import Building

9th floor (with terrace)

Educational Spaceplan

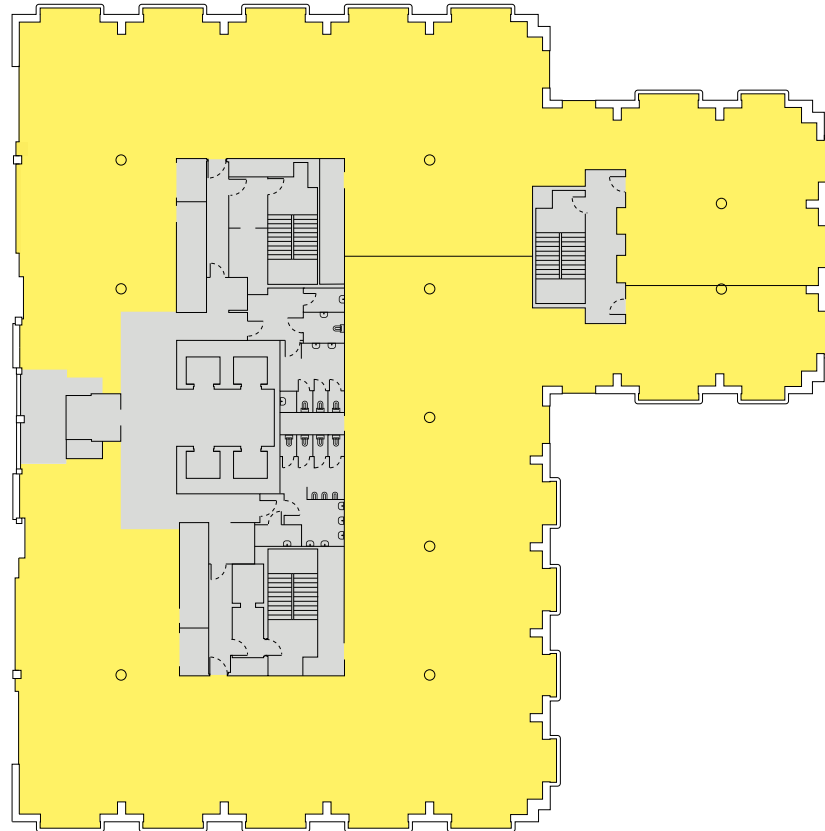


1	3 X 30PPL TEACHING ROOMS
2	1 X ACADEMIC OFFICE
3	4 X 12PPL INFORMAL MEETING AREAS
4	1 X 8PPL MEETING ROOM
5	2 X 6PPL MEETING ROOMS
6	2 X 6PPL INFORMAL MEETING ROOMS
7	6 X 4PPL INFORMAL MEETING AREAS
8	2 X INFORMAL BOOTH AREAS
9	4 X PRIVATE STUDY AREAS
10	1 X RECEPTION AREA
11	1 X TEA POINT



Import Building

8th floor



8.01 6,116 sq ft

8.02 8,021 sq ft

AVAILABLE EDUCATION / WORKSPACE ●

LET EDUCATION / WORKSPACE ●

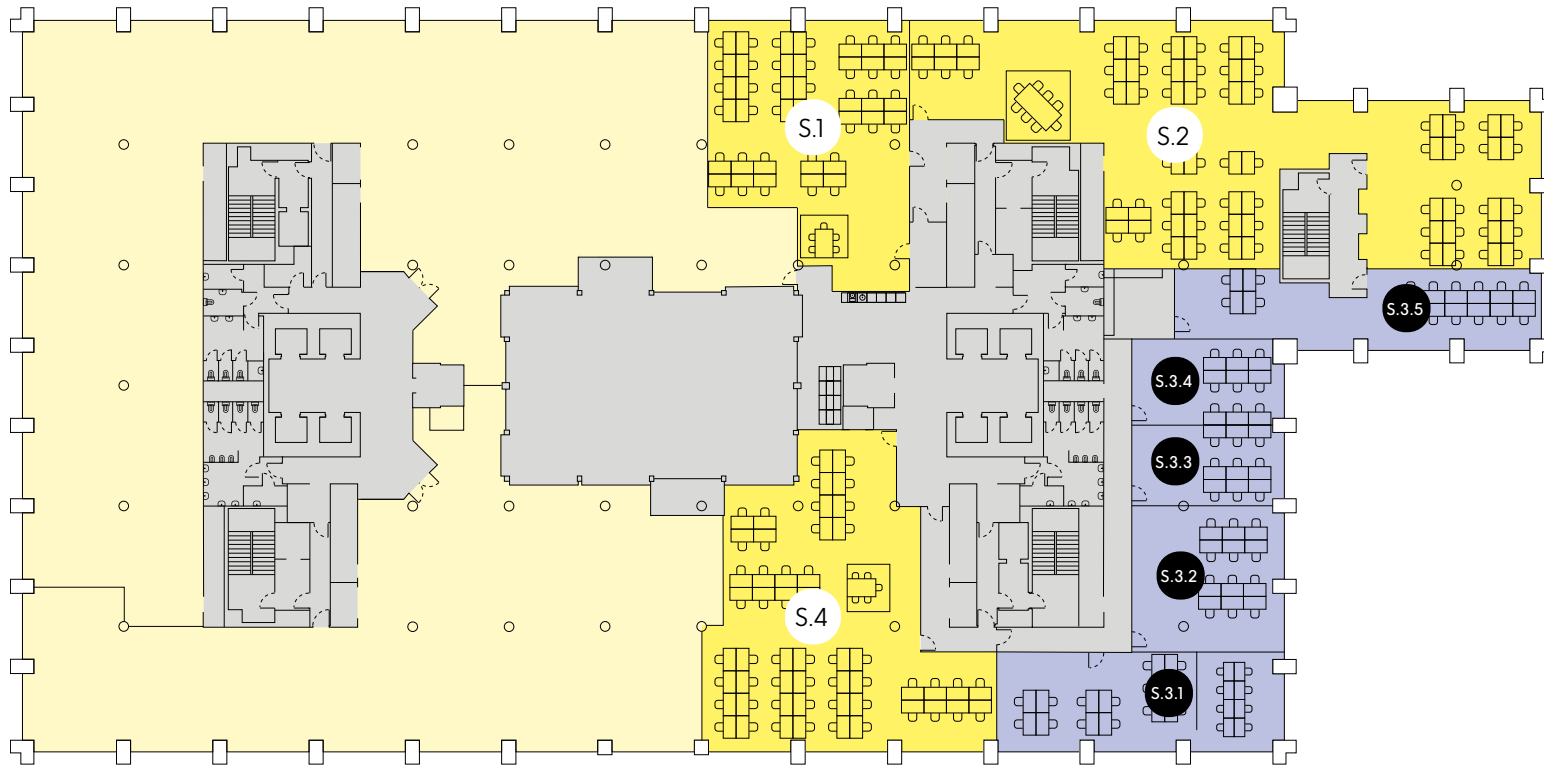
RECEPTION / OCCUPIER AMENITIES ●

CORE ●

TERRACE ●

Import Building

5th floor



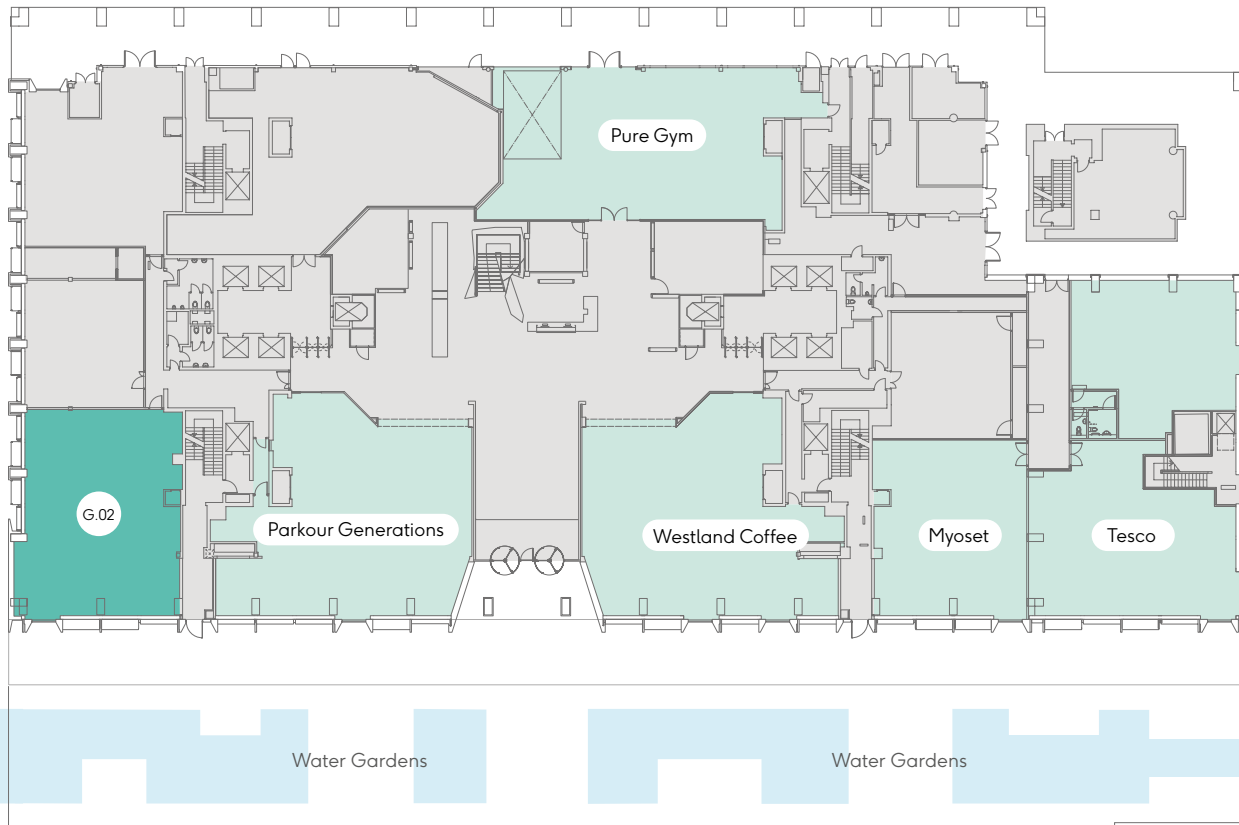
5.S1 Studio 1	1,773 sq ft
5.S2 Studio 2	4,008 sq ft
5.S3 Studio 3	4,095 sq ft
STUDIO 3 CAN BE LEASED AS A WHOLE OR AS MICRO-STUDIOS	
3.1	1,076 sq ft
3.2	902 sq ft
3.3	447 sq ft
3.4	521 sq ft
3.5	1,149 sq ft
5.S4 Studio 4	3,740 sq ft

AVAILABLE EDUCATION / WORKSPACE	●
LET EDUCATION / WORKSPACE	●
RECEPTION / OCCUPIER AMENITIES	●
CORE	●
TERRACE	●

Leisure / Retail / F&B

Import Building

Ground floor

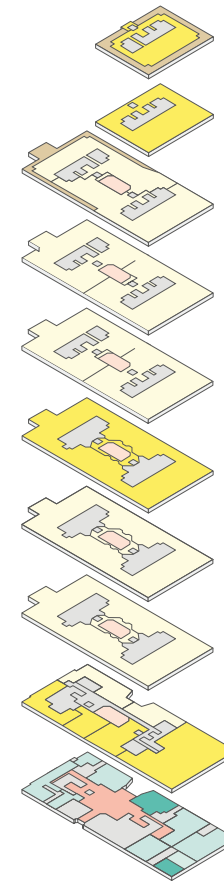


G.01	Pure Gym
G.02	2,142 sq ft
G.03	Parkour Generations
G.04	Westland Coffee
G.05	Myoset
G.06	Tesco

AVAILABLE RETAIL / F&B	●
LET RETAIL / F&B	●
RECEPTION / OCCUPIER AMENITIES	●
CORE	●
COMMUNAL AREA	●

Export Building

9.01 (with terrace)	Office / Education	5,458 sq ft	Available
8.01	Office / Education	9,728 sq ft	Available
7.01	Office / Education	UWS	Let
6.01	Office / Education	York St John	Let
5.01	Office / Education	Anglia Ruskin University London	Let
4.01	Office / Education	22,161 sq ft	Available
3.01	Office / Education	York St John	Let
2.01	Office / Education	ARU	Let
1.01	Office / Education	2,780 sq ft	Available
1.02	Office / Education	1,996 sq ft	Available
1.03	Office / Education	3,120 sq ft	Available
1.04 / 1.05	Office / Education	IWA	Let
1.06	Office / Education	11,430 sq ft	Available
G.01	Office / Retail / F&B		Let
G.02	Leisure / Retail / F&B	The Common Room	Let
G.03	Leisure / Retail / F&B	F45 Gym	Let
G.04	Retail / F&B	3,350 sq ft	Available
G.05A	Retail / F&B	Sandwich Plus	Let
G.05B	Retail / F&B	Gelato A Casa	Let
G.06	Office / Retail / F&B	2,202 sq ft	Available
G.09 / G.10	Office / Education		Let
G.11	Retail / F&B	Dora Coffee	Let
B.01	Event Space	9,694 sq ft	Available
Total Available		71,917 sq ft	



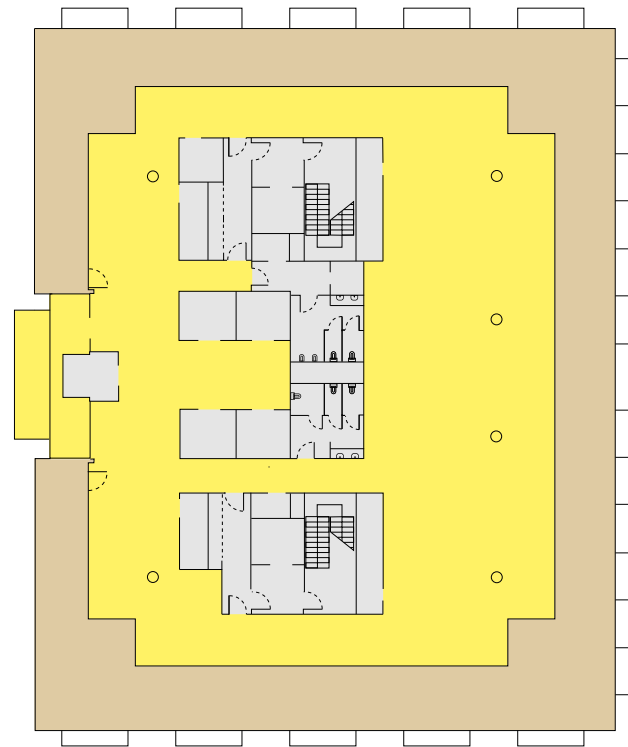
AVAILABLE EDUCATION / WORKSPACE	●
LET EDUCATION / WORKSPACE	●
ATRIUM	●
RECEPTION / OCCUPIER AMENITIES	●
CORE	●
TERRACE	●
RETAIL / F&B	●

9.01

5,458 sq ft

Export Building

9th floor (with terrace)



AVAILABLE EDUCATION / WORKSPACE ●

LET EDUCATION / WORKSPACE ●

RECEPTION / OCCUPIER AMENITIES ●

CORE ●

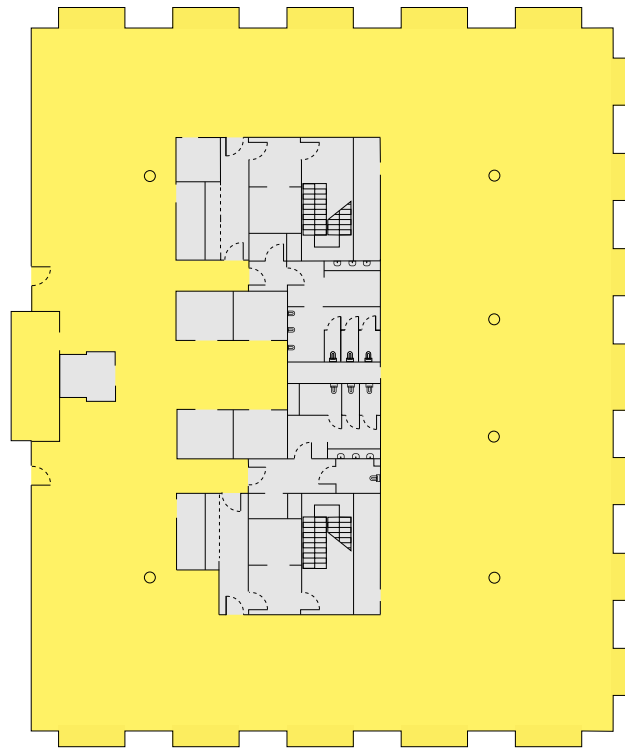
TERRACE ●

8.01

9,728 sq ft

Export Building

8th floor



AVAILABLE EDUCATION / WORKSPACE ●

LET EDUCATION / WORKSPACE ●

RECEPTION / OCCUPIER AMENITIES ●

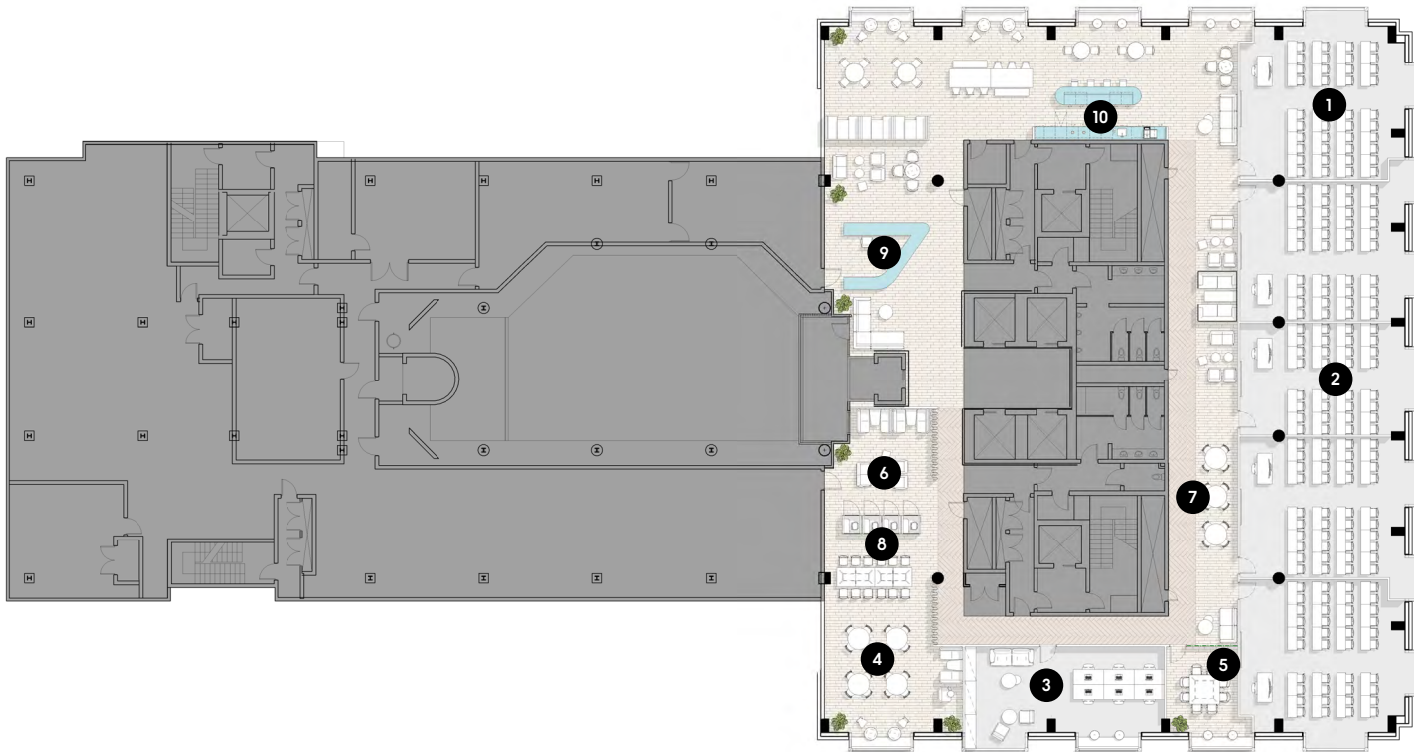
CORE ●

TERRACE ●

Export Building

8th floor

Educational Spaceplan



- 1 4X 40PPL TEACHING ROOMS
- 2 1X 32PPL TEACHING ROOM
- 3 1X ACADEMIC OFFICE
- 4 1X PRIVATE STUDY AREA
- 5 1X 8PPL MEETING ROOM
- 6 6X INFORMAL MEETING BOOTHS
- 7 19X INFORMAL MEETING AREAS
- 8 4X PRIVATE ZOOM BOOTHS
- 9 1X RECEPTION AREA
- 10 1X TEA POINT/BREAKOUT AREA

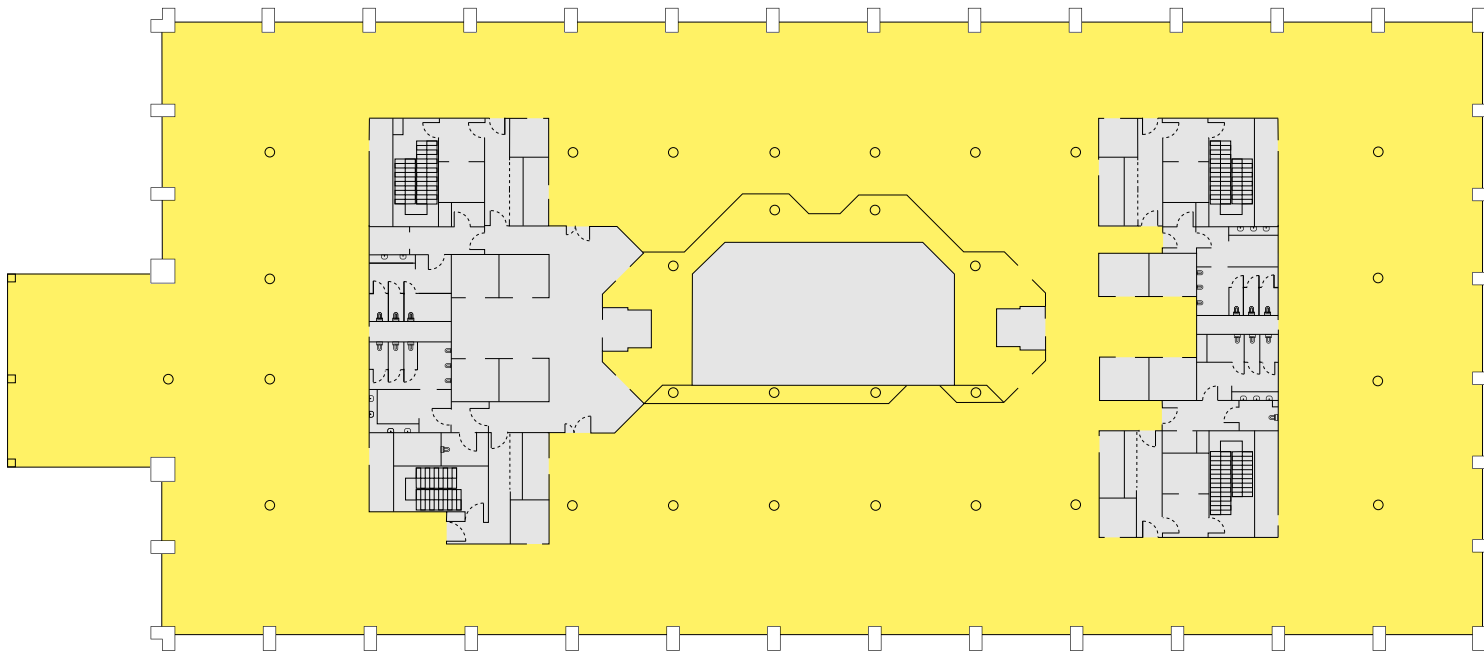


4.01

22,161 sq ft

Export Building

4th floor



AVAILABLE EDUCATION / WORKSPACE ●

LET EDUCATION / WORKSPACE ●

RECEPTION / OCCUPIER AMENITIES ●

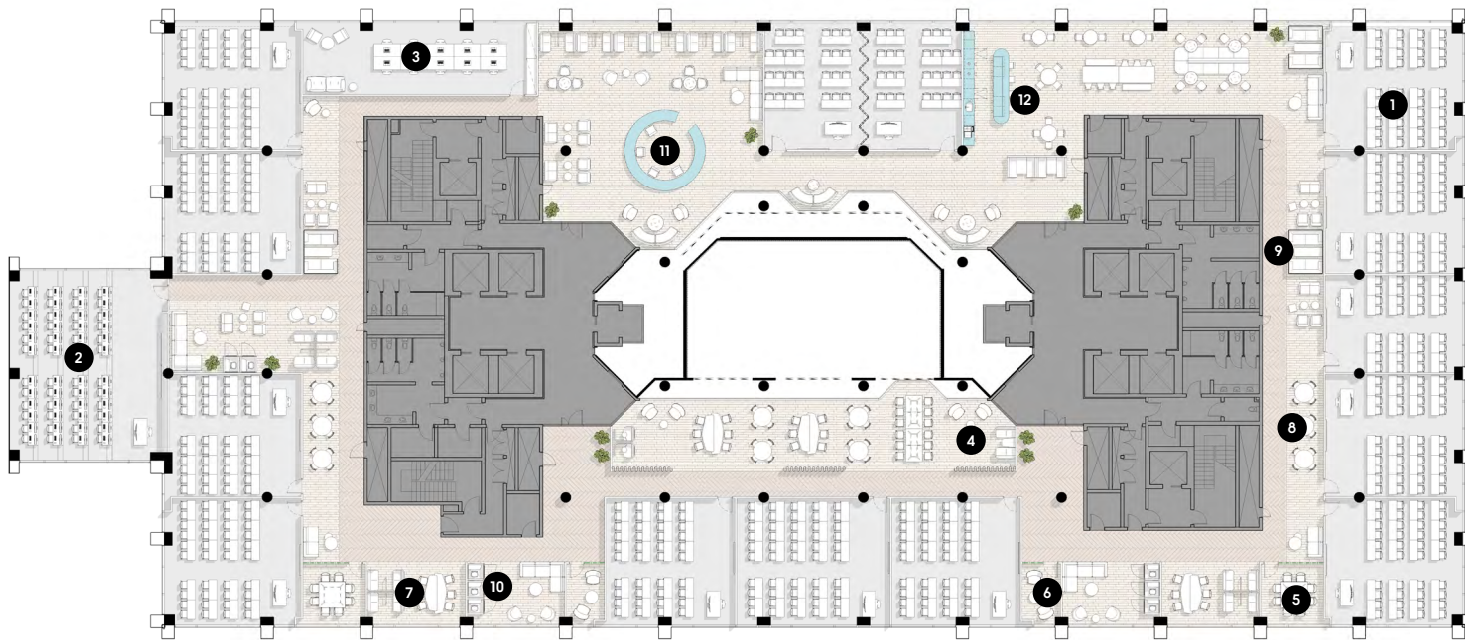
CORE ●

TERRACE ●

Export Building

4th floor

Educational Spaceplan



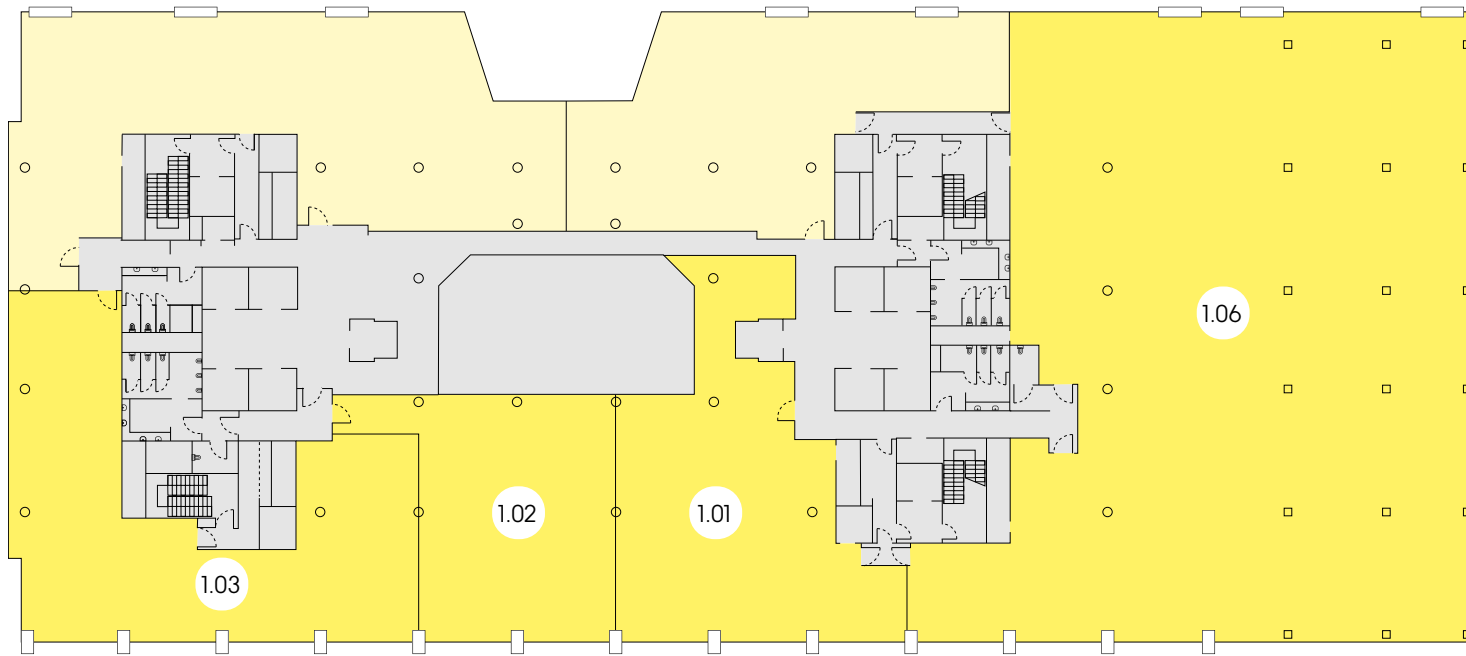
1	14 X 27-40PPL TEACHING ROOMS
2	1 X 48PPL LAB
3	1 X ACADEMIC OFFICE
4	2 X PRIVATE STUDY AREAS
5	2 X 8PPL MEETING ROOMS
6	2 X 2PPL MEETING ROOMS
7	2 X 6PPL INFORMAL MEETING ROOMS
8	6 X 4PPL INFORMAL MEETING AREAS
9	6 X INFORMAL BOOTH AREAS
10	8 X PHONE BOOTHS
11	1 X RECEPTION AREA
12	1 X TEA POINT



Export Building

1st floor

1.01	2,780 sq ft
1.02	1,996 sq ft
1.03	3,120 sq ft
1.06	11,430 sq ft

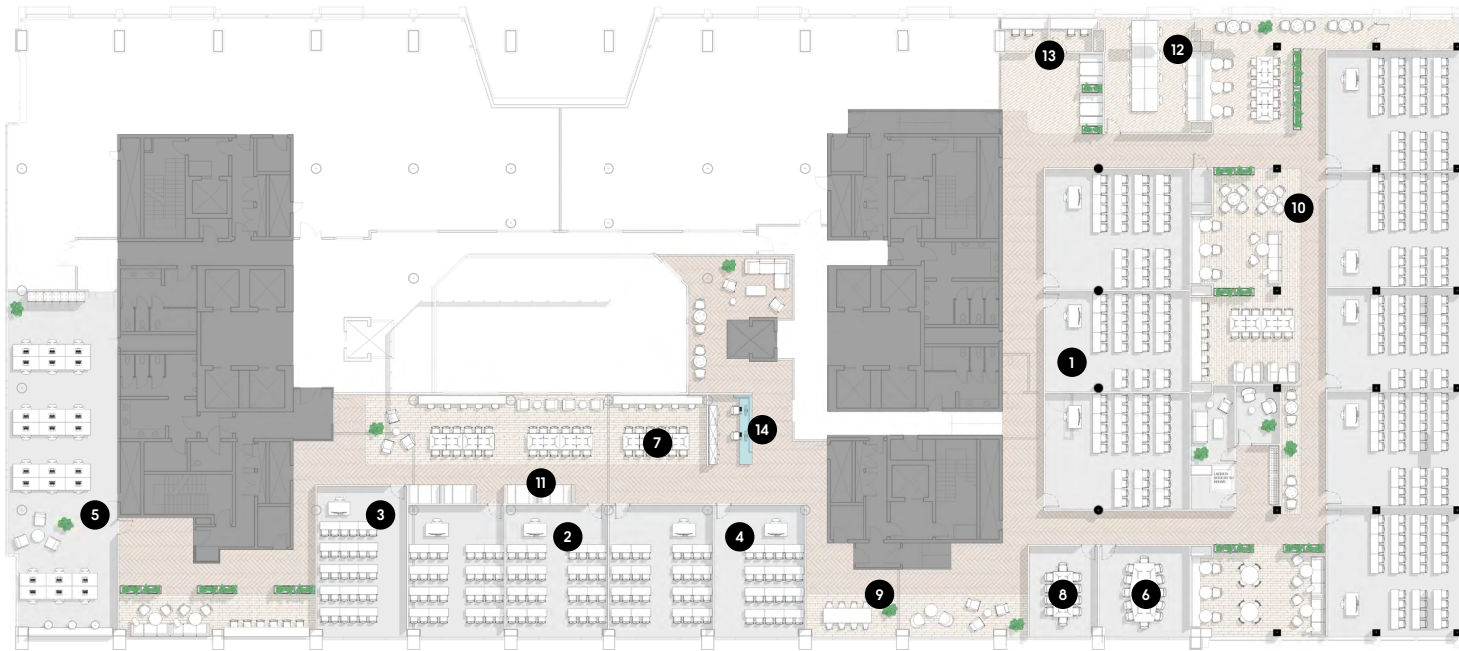


AVAILABLE EDUCATION / WORKSPACE	●
LET EDUCATION / WORKSPACE	●
RECEPTION / OCCUPIER AMENITIES	●
CORE	●
TERRACE	●

Export Building

1st floor

Educational Spaceplan



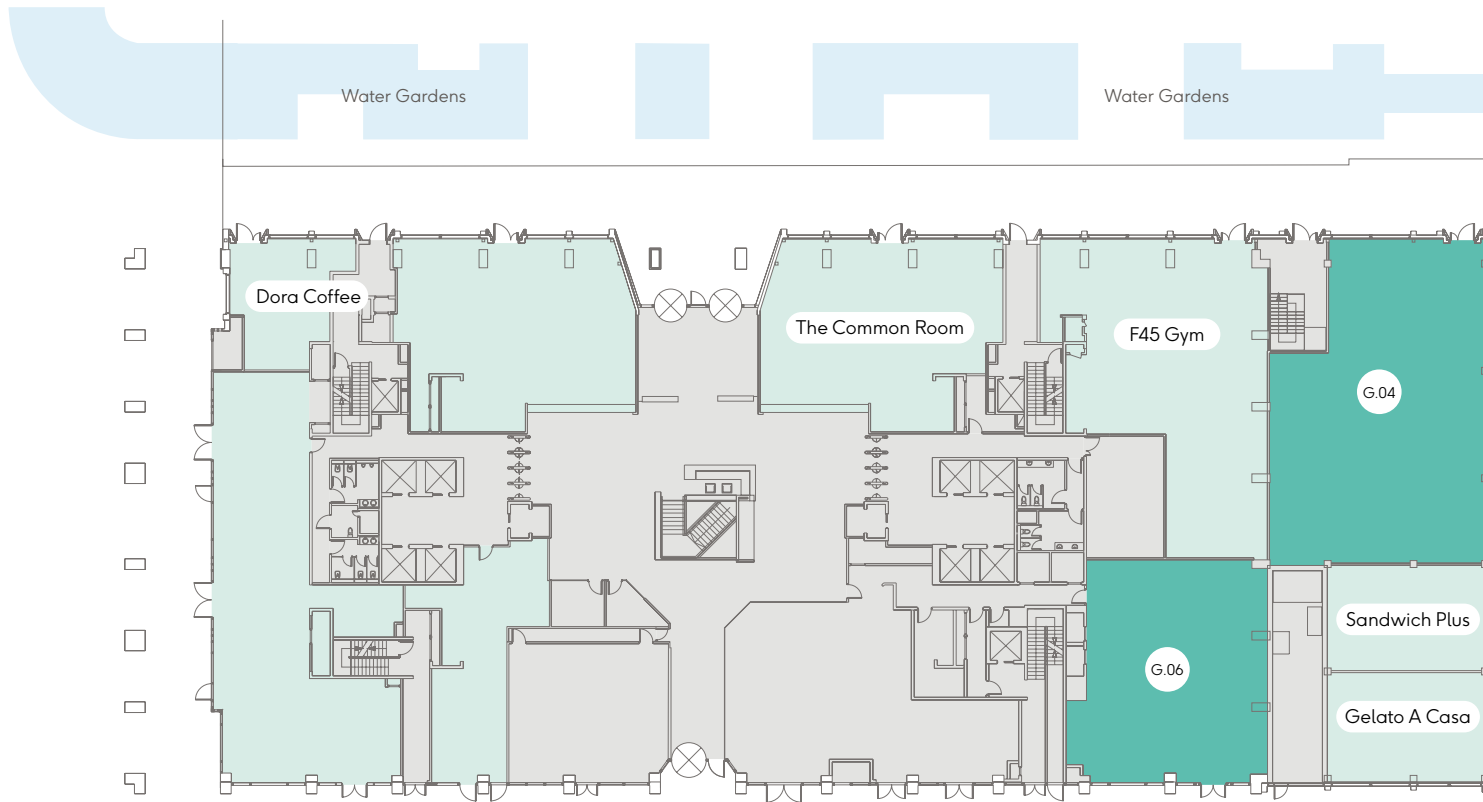
1	8 X 36PPL TEACHING ROOMS
2	3 X 16PPL TEACHING ROOMS
3	1 X 15PPL TEACHING ROOM
4	1 X 12PPL TEACHING ROOM
5	1 X ACADEMIC OFFICE
6	1 X 12PPL INFORMAL MEETING ROOM
7	4 X 12PPL INFORMAL MEETING AREAS
8	1 X 10PPL INFORMAL MEETING ROOM
9	1 X 8PPL INFORMAL MEETING AREA
10	4 X 4PPL INFORMAL MEETING AREAS
13	6 X INFORMAL BOOTH AREAS
12	11 X PRIVATE STUDY AREAS
13	2 X PRIVATE ZOOM BOOTHS
14	1 X RECEPTION AREA



Office / Leisure / Retail / F&B

Export Building

Ground floor



G.01	The Greenhouse
G.02	The Common Room
G.03	F45 Gym
G.04	3,350 sq ft
G.05A	Sandwich Plus
G.05B	Gelato A Casa
G.06	2,202 sq ft
G.09	Let
G.10	Let

AVAILABLE RETAIL / F&B	●
LET RETAIL / F&B	●
RECEPTION / OCCUPIER AMENITIES	●
CORE	●
COMMUNAL AREA	●

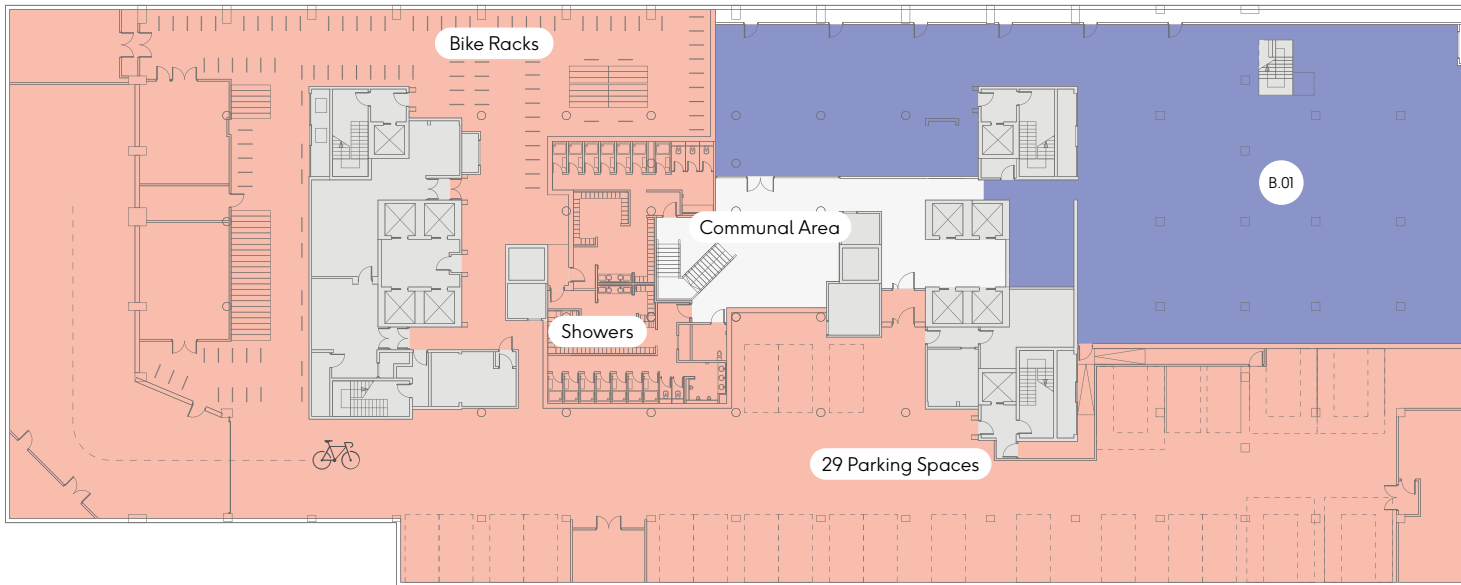
Event Space

Export Building

Basement floor

B.01

9,694 sq ft



EVENT SPACE	●
LET RETAIL / F&B	●
RECEPTION / OCCUPIER AMENITIES	●
CORE	●
COMMUNAL AREA	●

Republic

Education Campus

TRILOGY

Hannah Swann
hannah@trilogyproperty.com

May Molteno
may@trilogyproperty.com

@ @republic.ldn
in @republic-london

republic.london

Republic Education Campus
2 Clove Crescent,
East India.
London E14 2BA

RETAIL/F&B

Alex Lowry
M +44 (0) 7801 966825
alex@cfcommercial.co.uk

Catherine Johnson
M +44 (0) 7386 740 192
catherine@cfcommercial.co.uk

CAMPUS

James Neville
DL +44 (0) 20 7588 4433
M +44 (0) 7789 658 540
james.neville@allsop.co.uk

Tom Nicoll
DL +44 (0) 20 7588 4433
M +44 (0) 7734 680 412
tom.nicoll@allsop.co.uk

Luke Hacking
DL +44 (0) 20 7182 2169
M +44 (0) 7951 224 060
luke.hacking@cbre.com

Ben Atwell
DL +44 (0) 20 3257 6341
M +44 (0) 7490 363 111
ben.atwell@cbre.com

Jeremy Prosser
DL +44 (0) 20 7871 2828
M +44 (0) 7931 593 163
jeremy@kauffmans.co.uk

Anne Housden
DL +44 (0) 20 7871 2828
M +44 (0) 7775 593 163
anne@kauffmans.co.uk