



POPLAR
WORKS

PER ANNUM

£26,388 Per Annum

Abbott Road

London, E14 0UX

There are over 40 studios at Poplar Works. With a range of sizes, fit-outs and prices there will be a studio to suit your business, whatever stage you're at.

AREA

Located on Abbott Road in the heart of Poplar, E14, this office space offers an exceptional opportunity for businesses seeking a well-connected, affordable base in East London. Just minutes from Canary Wharf and Stratford, the property benefits from excellent transport links via the DLR (Langdon Park, All Saints, and East India stations), as well as multiple bus routes providing fast access across the city.

Set within a diverse and thriving neighbourhood, the area is undergoing exciting regeneration, including the nearby Oxbow development, bringing new amenities, green spaces, and energy to the local environment. This makes it an ideal location for creative, tech, or service-based companies looking to be part of an up-and-coming commercial hub.

Surrounded by local cafés, shops, and within walking distance to Bartlett Park and the River Lea, the office offers a balanced work environment with plenty of opportunities for lunchtime walks and informal meetings outdoors. Nearby facilities also include schools, gyms, and healthcare services, ideal for businesses that value staff wellbeing and community connection.

Whether you're a startup, small agency, or satellite team of a larger business, this space on Abbott Road offers a cost-effective, strategically positioned base to grow and thrive in East London.

DESCRIPTION

Poplar Works is a home for anyone working in fashion: designers, makers, consultants, jewellers, set designers, experienced business owners, and first year start ups. It's a home for every one part of the fashion industry.

The breadth of what's going on is what makes us a unique space in London. We have a range of studios across two sites, an extensive enterprise and events programme, and are home to London College of Fashion, UAL's award-winning Making for Change programme.

Poplar Works is a partnership between Poplar HARCA, London College of Fashion, UAL and The Trampery. All three organisations have worked together to bring something unique to the space. We've been supported by the Mayor of London and are part of the Fashion District.

ACCOMMODATION

Gross Internal Area: 1188 square feet

TERMS

Flexible terms are available subject to offer

Business Rates

Parties are advised to make their own enquires with the local authority.

LEGAL COSTS

Each party bear own legal costs if applicable.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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