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Tender

## **Queen Elizabeth Olympic Park (QEOP) Park Kiosks Commercial Lease**

London Legacy Development Corporation

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-075065

Procurement identifier (OCID): ocds-h6vhtk-05e3f9

Published 19 November 2025, 10:13am

### **Scope**

### **Reference**

PIP-240418-14

### **Description**

The London Legacy Development Corporation (LLDC) wishes to curate a diverse mix of offers at each of the four Park Kiosks to benefit the vibrancy of the Park and its communities and visitors.

This brief is for the appointment of a tenant to occupy and operate the four Park kiosks on the Tessa Jowell Boulevard at Queen Elizabeth Olympic Park, in addition there is the opportunity for the Tenant to operate food and beverage pop-ups close to the Tessa Jowell Boulevard when the London Stadium has events with a capacity above 25,000.

The main retail offering at each Kiosk should be different and distinguishable from each Kiosk and other catering offers on the Park. Therefore, in your submission Tenderers must be specific about their brand, products, quality of offering and how their offer will reflect the communities in and around the Park. Submissions must show how the

Tenderers are able to scale up and down the service within the Kiosks dependant on the footfall in the Park. There are regular large spikes due to events within London Stadium, but also due to other events in and around the Park.

The tenant is to propose an annual base rent (£,000), paid quarterly in advance, and turnover share (%) for the Kiosks, and to provide a turnover share of at least 20% for the Mobile Units on London Stadium Event Days. Turnover share is payable quarterly in arrears.

Tenants will be expected to pay Buildings Insurance, which will be invoiced directly from the landlord. The actual cost for 2025/26 was £330 per annum although this is likely to increase year on year.

The base rent cost covers utilities, maintenance to the structure itself, and base build electrics. Maintenance also covers pest control, water testing and annual services of extraction units in the Kiosks which currently have this installed.

The successful operator must ensure at least one of the kiosks is operated by a local small, medium enterprise (SME), the SME should have a business registered within one of the four (Newham, Hackney, Tower Hamlets and Waltham Forest) growth boroughs. The lease will have a mechanism within it to allow you to sub-contract to a SME.

The LLDC will in its sole and absolute discretion allocate the Kiosks to the successful Respondent who will have the opportunity to accept or reject the offer. If the offer is rejected LLDC reserves the right to allocate the Kiosks to the next highest scoring Respondent

The successful Respondent is expected to open the Kiosks in March 2026.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Canteen-and-catering-services./597U57GX77>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/597U57GX77>

### **Total value (estimated)**

- £0 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 2 March 2026 to 1 March 2029
- Possible extension to 1 March 2031
- 5 years

Description of possible extension:

The lease term shall be fixed and will commence from 1 March 2026 and end on 31 March 2029, with an option to extend on a one plus one basis (1+1) to maximum 2 additional years

### **Main procurement category**

Services

### **CPV classifications**

- 55500000 - Canteen and catering services
- 55510000 - Canteen services
- 55520000 - Catering services

### **Contract locations**

- UKI4 - Inner London - East
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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

5 December 2025, 11:00am

### **Tender submission deadline**

16 December 2025, 11:00am

### **Submission address and any special instructions**

<https://www.delta-esourcing.com/respond/597U57GX77>

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

**Award decision date (estimated)**

23 December 2025

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**Award criteria**

<b>Name</b>	<b>Type</b>	<b>Weighting</b>
Technical Questions	Quality	50%
Commercial Model	Price	40%
Social Value	Quality	10%

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**Other information****Conflicts assessment prepared/revised**

Yes

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**Procedure****Procedure type**

Open procedure

**Special regime**

Concession

## **Contracting authority**

### **London Legacy Development Corporation**

- Public Procurement Organisation Number: PRCL-4221-CWJR

05 Endeavour Square, Level 09

London

E20 1JN

United Kingdom

Contact name: Fotis Bountalis

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Email: [Procurement@londonlegacy.co.uk](mailto:Procurement@londonlegacy.co.uk)

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government