



## 17-18 Lower Dock Walk, London, E16 2GT

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Excellent opportunity to secure some quality office space within the Royal Albert Wharf development overlooking the Royal Docks.

- Fitted office space with modern fixtures and fittings
- Parking spaces available
- Floor to ceiling glazing across 3 elevations bringing in plenty of natural light
- Close to the waterfront and other local amenities and businesses

# 17-18 Lower Dock Walk, London, E16 2GT

## Summary

Available Size	2,198 sq ft
Rent	£49,500 per annum
Rates Payable	£14,720.50 per annum We do recommend ingoing tenants make further enquiries to the local authority
Rateable Value	£29,500
Service Charge	A general service charge will be payable subejct to annual review
VAT	Applicable
EPC Rating	C (55)

## Description

This property is ideal for businesses looking to establish themselves in a dynamic and growing area. The modern facade, with its distinctive floor to ceiling windows, ensures excellent visibility and a professional image. The ground floor area offers an open plan flexible layout that can be customized to meet the specific needs of various business types. Additionally, the mezzanine above is accessible with lift access and currently overlooks the ground floor.

WC's are installed along with Air Conditioning, modern lighting and electrical points throughout. Parking spaces can be made available.

## Location

Situated in the vibrant E16 area, Lower Dock Walk benefits from excellent transport links, such as Gallions Reach DLR station, providing easy access to Canary Wharf and the City. There is convenient access to major roads including the A13 and A1020, ensuring efficient travel to and from the property. London City Airport is within close proximity, facilitating easy international travel for business professionals.

## Accommodation

The accommodation comprises the following areas:

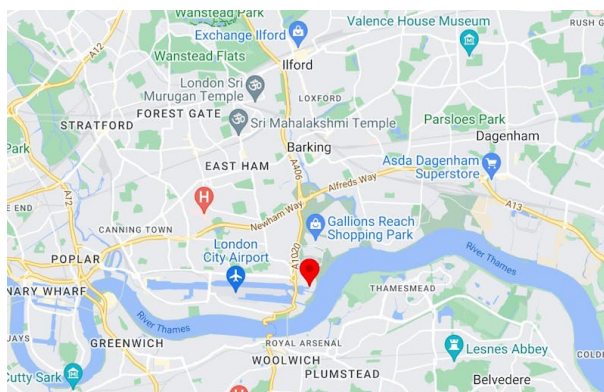
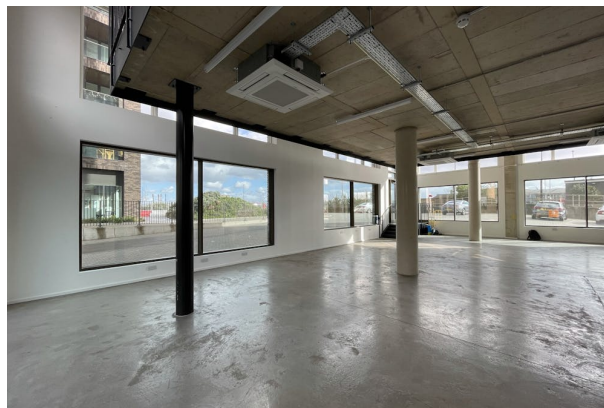
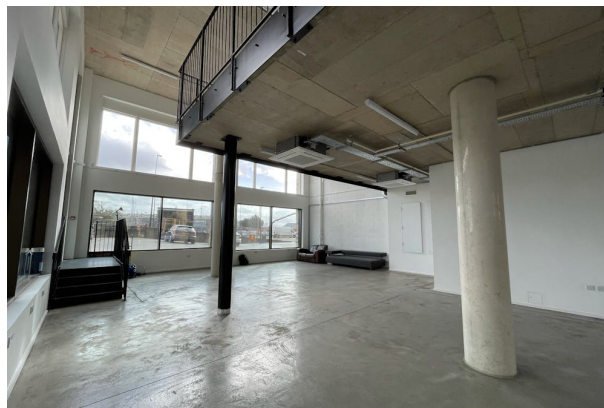
Description	sq ft	sq m
Ground floor area	1,421	132.02
First floor mezzanine	777	72.19

## Terms

A new FRI lease directly from the landlord will be available for a term to be agreed.

## Legal Costs

Each party to bear their own legal costs in the transaction with the ingoing tenant required to provide an undertaking for abortive costs should they withdraw from the transaction after having agreed terms.



## Viewing & Further Information

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