



Shop To Let
Subject to Vacant Possession

LOCATION

Beckton is located in the London Borough of Newham, East London, with a strong residential catchment and a population of approximately 350,000 within the wider borough (Census 2021). The area is located around 8 miles east of Central London and benefits from close proximity to Canary Wharf, the Royal Docks and London City Airport.

Beckton is well served by transport infrastructure. The A13 provides direct road access into Central London and out towards Essex, while the A406 is located nearby, offering wider connectivity across Greater London. Beckton is also served by the Docklands Light Railway (DLR), with Beckton Station providing regular services to Canary Wharf, Bank and Stratford.

The **ASDA** Beckton superstore attracts strong footfall and acts as a walkway to the local community college. The centre is supported by a range of complementary occupiers including **McDonald's**, **William Hill**, **Bryants Estate Agents**, **Timpson** and **House of Beauty**.

The subject unit is prominently located at the entrance of the superstore and benefits from c. 35 ft of glazing. The shared on-site car park provides over 1,000 spaces.

ACCOMMODATION

The ground floor provides following approximate areas:-

Ground Floor	254.5 sq m	2,740 sq ft
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TERMS

The ground floor is available by way of a new, effectively full repairing and insuring lease at a commencing rent of **£50,000 per annum**, exclusive of rates, service charge and insurance.

SERVICE CHARGE & INSURANCE

Service charge and insurance figures available upon request – 2026/27 figures to be confirmed in due course.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value £79,000

Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

