

**SHW**

**MAKING  
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**ON THE INSTRUCTIONS OF**



**Property Services**

**TO LET**

**1<sup>ST</sup> FLOOR, BRIGHT E CLASS SPACE TO LET  
ROYAL DOCKS MEDICAL CENTRE, 21 EAST HAM MANOR WAY,  
BECKTON, E6 5NA**

**DESCRIPTION**

The first floor of the Royal Docks Medical Centre offers bright space, perfectly suited for healthcare providers, wellbeing operators, or other E Class uses. The layout is arranged as a mix of consulting rooms and offices, benefitting from generous natural light and a terrace.

The floor is accessible via two entrances: a self-contained option and direct access through the GP practice located on the ground floor, providing flexibility for different occupier requirements.

**LOCATION**

The Royal Docks Medical Centre is situated on the corner of East Ham Manor Way and Learoyd Gardens in Beckton. The property is a **2-minute walk from the DLR Cyprus station** and is easily accessible by train. The DLR has a straight train to Canary Wharf, which provides access to further rail services. There is also easy access to the University of East London and **London City Airport is within a 10-minute drive.**

**ACCOMMODATION**

	NIA (SQ FT)	NRA (SQ FT)
1 <sup>st</sup> floor	4,312	4,447
<b>TOTAL</b>	<b>4,312</b>	<b>4,447</b>

**TENURE**

Available via a new lease direct from the Landlord.

**VIEWINGS – 020 7389 1500**

Harry Darby

t: 07714 690431

Richard Williams

t: 07385 662 009

**EPC**

The property has an EPC rating of D: 88

**AMENITIES / OPPORTUNITY**

- E Class space
- Passenger lift
- Good floor-to-ceiling height
- Good natural light
- LED Lighting
- Demised terrace
- WCs and kitchenette

**RENT**

£15.00 per sq ft exclusive

**RATES**

Est. £18,778 per annum

We recommend interested parties to make their own enquiries with the local authority.

**SERVICE CHARGE**

There will be a service charge levied for the upkeep of the common and external areas of the building.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for its own legal fees.

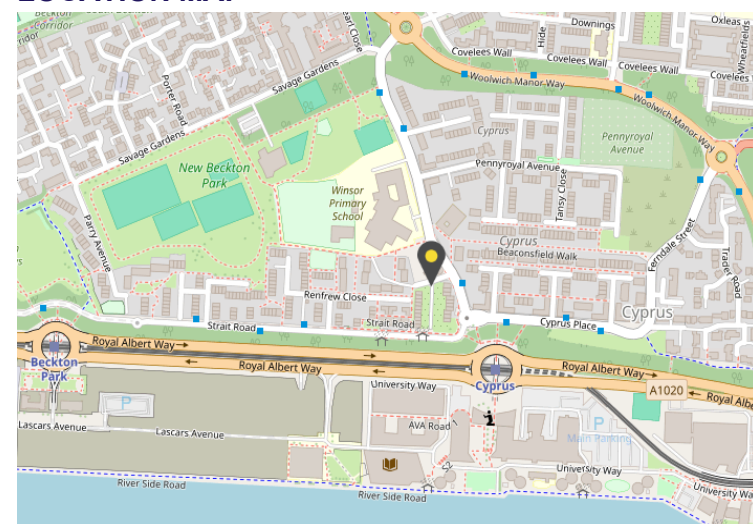
**USE**

E Class Space, that is flexible and all proposed uses will be considered.

**PARKING**

There is a car park in the rear of the property, which tenants may benefit from. Allocated parking is available up to 4 slots by separate arrangement.

**LOCATION MAP**



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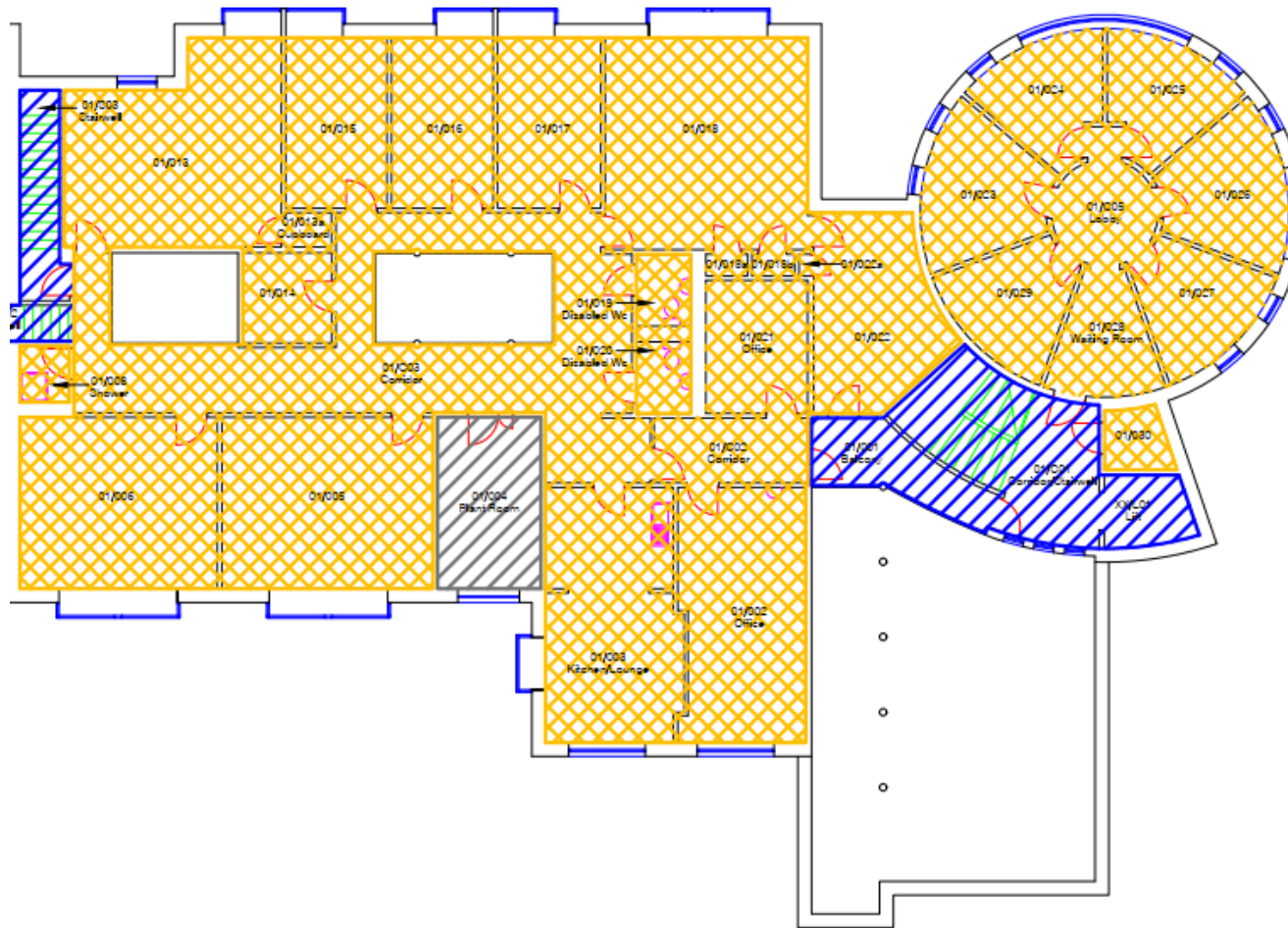


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# 1<sup>st</sup> Floor Plan

East Ham Manor Way

 = Vacant Space



Learoyd Gardens

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