



13 Upper Dock Walk, Royal Docks, London, E16 2GU

Office and retail opportunity located within the exciting and vibrant new community of Royal Albert Wharf.

- Fantastic new build property in E16
- Property enjoys a CAT A fitout
- 735sqft of commercial space available
- Property benefits from waterside views

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	735 sq ft
Rent	£20,500 per annum
Business Rates	The property is yet to be assessed for business rates, it's recommended that the ingoing tenant make enquiries with the local rating authority.
Service Charge	£1 per sq ft Service charge may be subject to annual reviews.
EPC Rating	Upon enquiry

Description

This property is perfect for businesses aiming to set up in a vibrant and expanding area. The contemporary facade, featuring unique brickwork and expansive display windows, provides excellent visibility and projects a professional image. The ground floor unit offers a versatile layout that can be tailored to suit the specific needs of different business types, whether retail or office. Moreover, the property is filled with natural light, thanks to the large front windows, creating a bright and inviting atmosphere.

Location

Situated in the vibrant E16 area, 12 Upper 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:

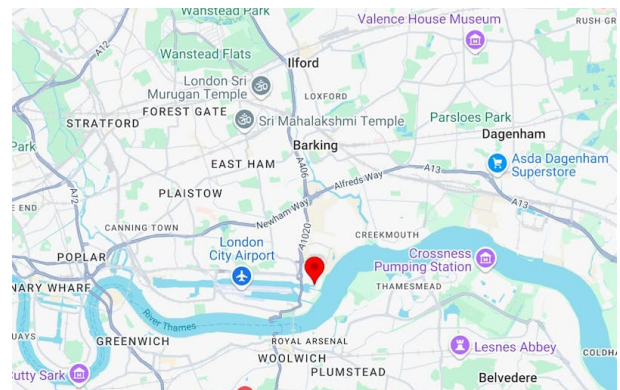
Name	sq ft	sq m	Availability
Ground - Commercial space	735	68.28	Available
Total	735	68.28	

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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