



## Block H, Unit 5, Shackleton Way, London, E16 2XW

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Royal Albert Wharf provides an excellent mix of residential housing, local businesses, cafe, restaurant, all with a waterfront location

- Large open plan shell and core space suitable for a gym
- Available Immediately on a new long term lease
- Located within a modern development with a high density of residents within walking distance
- Incentives available subject to further negotiation

Interested?

Request more information.

020 8221 9610

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## Summary

Available Size	7,994 sq ft
Rent	£120,000 per annum
Business Rates	We recommend an ingoing tenant make their own enquiries to the local authority.
Service Charge	A service charge will be payable for the general maintenance and upkeep of the wider estate. Costs to be confirmed
VAT	Applicable
EPC Rating	C (62)

## Description

The property is located in the heart of the Royal Albert Wharf Development by Notting Hill Genesis. The area is spread over ground and first floor with access to a shared lift. Large floor to ceiling glazing surrounds the space on 3 elevations, providing excellent natural light into the area. Services are currently capped off with the tenant being responsible for a suitable fitout with incentives available upon further negotiation. Parking spaces can be provided with the full number available to be discussed. We are ideally seeking a leisure/gym operator after engaging with local residents on what they would like to have as a facility on site.

## 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.

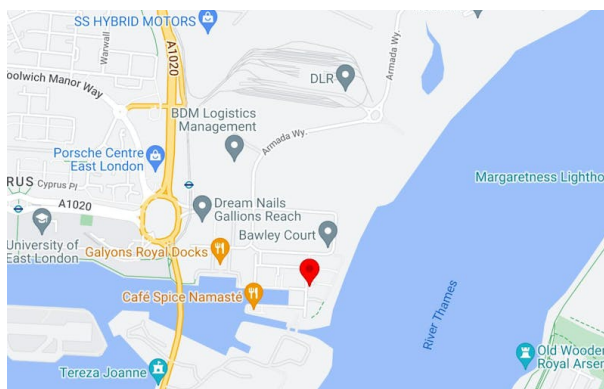
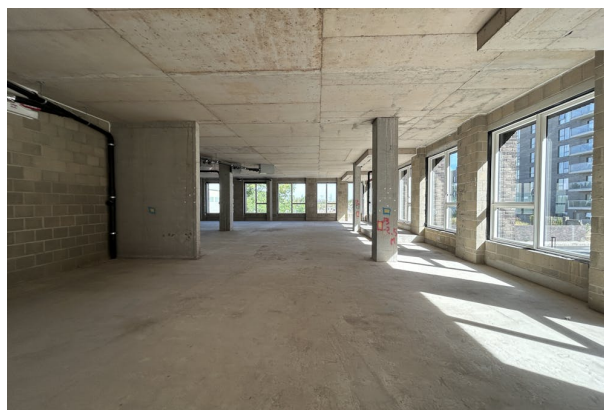
## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor area	2,537	235.70
First floor area	5,457	506.97
<b>Total</b>	<b>7,994</b>	<b>742.67</b>

## 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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