



**STIRLING  
ACKROYD**

**TO LET**

**299 Manchester Road,  
London, E14 3HN**

**3,739 sq ft**

**E14  
GYM/FITNESS/STUDIO  
SPACE - AVAILABLE  
NOW - CLOSE TO  
CANARY WHARF**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

The unit is configured over ground floor and basement. Floor areas : 974 sq ft ground floor plus a larger basement space of 2765 sq ft

Current condition/status : The unit is in shell and core condition with capped-off services. The landlord has recently obtained planning permission to permit the unit to be used as a gym/fitness (D2) space. The permitted trading hours are Monday to Friday between 6.30am and 10pm & Saturdays, Sundays and bank holidays between 8am and 6pm.

All new leases subject to a 3 month rent deposit and the annual rent of £67,500 per annum is subject to VAT

The unit offers a prominent return frontage and forms part of a mixed use development - with residential flats on the upper floors

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## Key points

- RENTAL - £67,500 per annum
- AVAILABLE NOW - NEW LEASE DIRECT FROM THE LANDLORD
- GROUND FLOOR 974 SQ FT PLUS BASEMENT 2765 SQ FT - TOTAL 3739 SQ FT
- OPEN PLAN LAYOUT OVER BOTH FLOORS
- PROMINENT RETURN FRONTAGE ON MANCHESTER ROAD, E14
- EASY ACCESS TO CANARY WHARF
- READY FOR TENANT FIT OUT/REFURBISHMENT
- PLANNING CONSENT FOR A GYM/FITNESS STUDIO SPACE ONLY



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## Location

The property is situated on the junction of Manchester Road (A1206) and Pier Street within a predominantly residential area. Canary Wharf is also within easy reach.

Mudchute, Island Gardens, and Crossharbour DLR stations are all within a 10-minute walking distance, the property is also within a 0.9 mile distance to Canary Wharf Station which provides good access to the Jubilee underground line.

Additionally, the location offers convenient access to outdoor recreational spaces, including Millwall Park and Mudchute Park & Farm, both just a three-minute walk away.

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## Transport Links



Mudchute 0.3 Miles



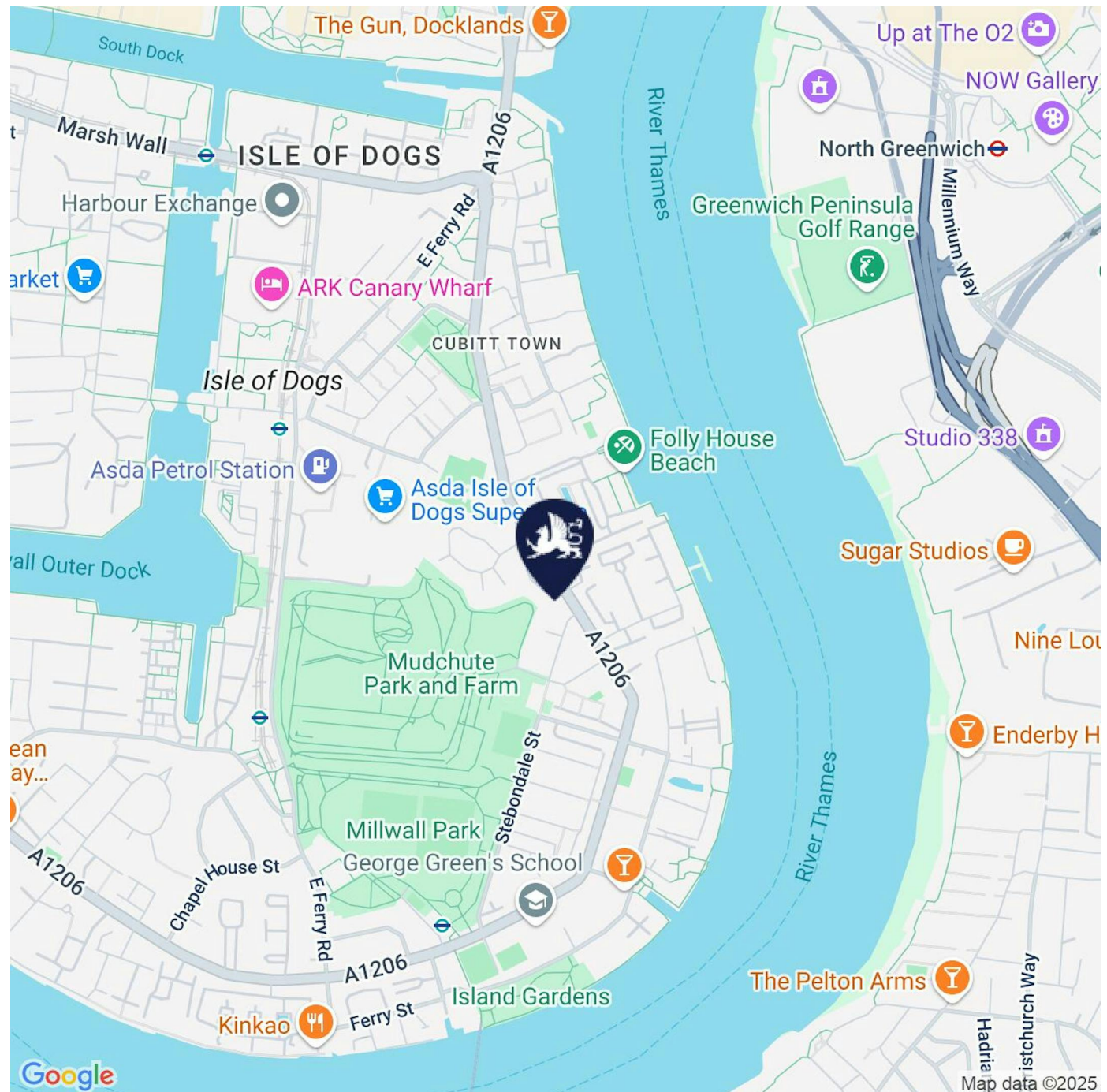
Crossharbour and London Arena 0.4 Miles



Island Gardens 0.4 Miles



North Greenwich 0.7 Miles





## Rents, Rates & Charges

Lease	New Lease
Rent	£67,500 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	E (120)

## Viewing & Further Information



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