



12 Upper Dock Walk, London, E16 2GU

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

- Outstanding commercial property located in E16
- Property has been developed to a CAT A spec
- 712sqft readily available for Class E use
- Benefits from waterside frontage

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	712 sq ft
Rent	£20,000 per annum
Business Rates	The property is yet to be assessed for business rates, it's recommended that the incoming 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 ideal for businesses looking to establish themselves in a dynamic and growing area. The modern facade, with its distinctive brickwork and large display windows, ensures excellent visibility and a professional image. The ground floor unit offers a flexible layout that can be customized to meet the specific needs of various business types, including retail, or office. Additionally, the property benefits from lots of natural light as large front windows ensure a bright and welcoming environment.

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:

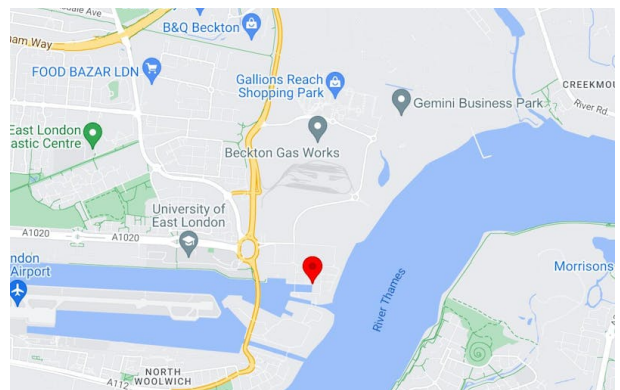
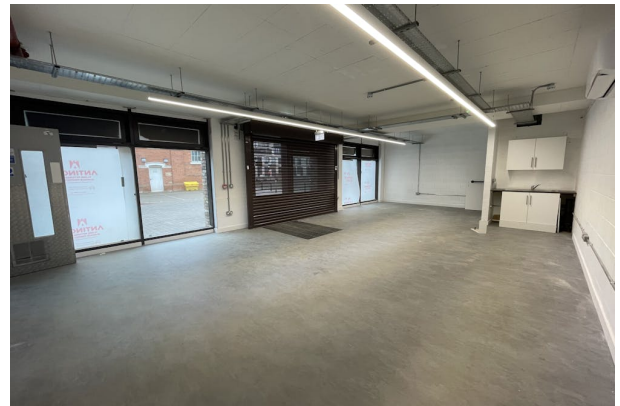
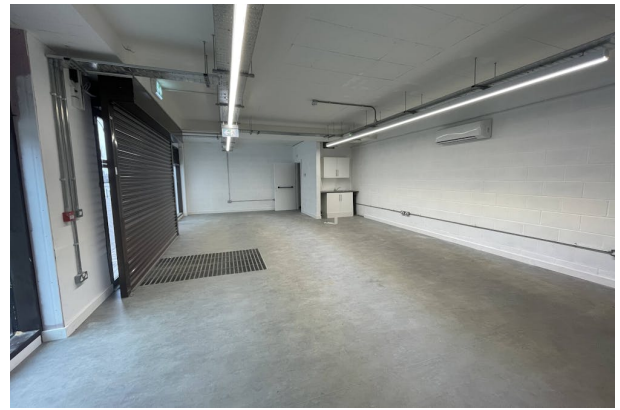
Name	sq ft	sq m
Ground - Commercial space	712	66.15

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 incoming 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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