



## 20 Magellan Boulevard, London, E16 2FU

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A collective mix of retail, office and leisure opportunities in the vibrant community of the Royal Albert Wharf

- Offered in shell and core condition with possible landlord contributions available for fitouts
- Close to Gallions Point Retail Park
- Car parking available on site
- Located within a new modern development on the water with community park spaces and local retailers

# 20 Magellan Boulevard, London, E16 2FU

## Summary

<b>Available Size</b>	3,723 sq ft
<b>Rent</b>	£65,000 per annum
<b>Business Rates</b>	Business rates will need to be assessed once the property is occupied. Tenants to carry out their own research into the possible costs
<b>Service Charge</b>	Service charges will be payable with exact costs to be confirmed with annual budgets
<b>EPC Rating</b>	B (47)

## Description

The property is an open plan area in shell condition ready for a tenants bespoke fitout. Access is from the ground floor by a private entrance with use of a lift and staircase up to the first floor. The property has capped services for water and electricity and has good floor to ceiling heights as well a glazing on 3 sides allowing plenty of natural light into the space. Parking is available by separate agreement. Suitable for uses within the E class but F1 uses will also be considered, subject to landlord approval and planning.

## Location

Royal Albert Wharf is a new destination offering riverside views, open park spaces, a cafe, restaurant, nursery and supermarket with other retailers coming soon. It is located close to Gallions Reach DLR station which provides easy access towards Stratford, Bank and Canary Wharf. The A13 and A406 is also accessible within a few minutes drive.

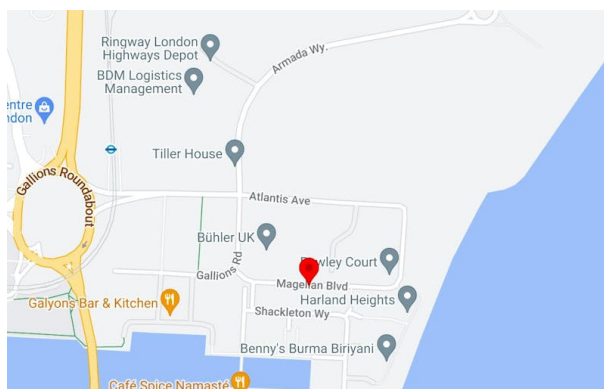
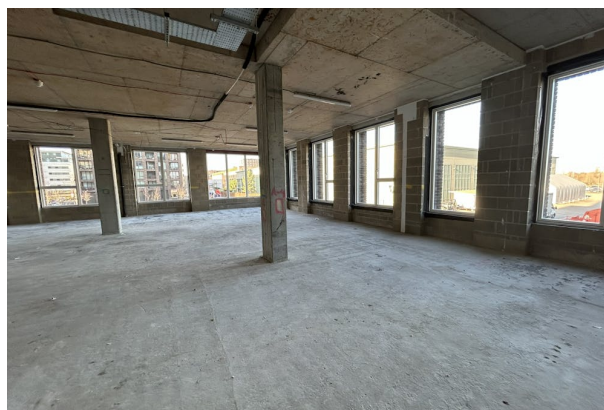
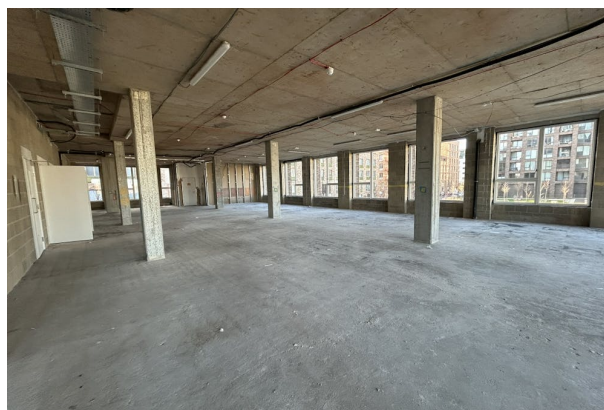
## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
First Floor area	3,723	345.88
<b>Total</b>	<b>3,723</b>	<b>345.88</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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