

TO LET WATERFRONT RETAIL UNIT

Tel: 07885 912 982



HARBOUR ISLAND,
HARBOUR EXCHANGE SQUARE, E14
SIZE – APPROX. 991 SQ FT (92.1 SQM)

LEASE ASSIGNMENT / SUBLEASE
USE CLASS - A1 / A2
RENTAL - £51,400 PER ANNUM EXCLUSIVE

HARBOUR ISLAND

HARBOUR EXCHANGE SQUARE, LONDON E14.

Description

Located at the southern end of Harbour Island with waterside views over Millwall Inner Dock. A ground floor retail/office unit of approximately 991 sq ft (92.1 sqm) previously traded as an estate agency but would suit a variety of other uses under A1/A2. The unit is predominantly open plan with views of the waterfront. There is a separate office, disabled W.C and a tea-point. The unit also benefits from excellent office specifications to include two allocated parking spaces.



HARBOUR ISLAND, HARBOUR EXCHANGE SQUARE, LONDON E14.



GROUND FLOOR – APPROX. 991 SQ FT (92.1 SQM)



Location

Harbour Island is located within the Harbour Exchange Square development, which is situated south of Marsh Wall within the South Quay Business District of London Docklands. Harbour Island offers a mixture of both offices and retailers in close proximity to the unit.

Term

The premises are held on a lease expiring 2032 and available by way of assignment or sublease. A shorter sublease term is also available. The current passing rent is £52,400 per annum plus VAT.

❖ Specifications

- ❖ Air-conditioning
- ❖ Suspended ceiling
- ❖ Category 2 lighting
- ❖ Return frontage
- ❖ Disabled W.C
- ❖ Tea-point
- ❖ Fantastic views
- ❖ 2 x allocated parking spaces

Floor Area

Ground Floor 991 sq ft (92.1sqm)

Business Rates

To be confirmed.

EPC

EPC Rating = E - 107

Service Charge

Please contact us for further information.

Further Details

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