

FOR SALE / TO LET

MODERN RETAIL / STUDIO OFFICE IN E16

Tel: 07885 912 982



Conrad House, 19 Wesley Avenue, London E16 1TD
Ground Floor Retail Unit / Studio Office
Area Floor Space – Approx. 2,920 sq ft (271 sqm)

For Sale - £800,000
To Let - £ 45,000 per annum
3 x allocated parking spaces

CONRAD HOUSE, 19 WESLEY AVENUE, LONDON E16 1TD

Description

Forming part of a mixed use development, a self-contained ground floor retail / office unit of approximately 2,920 sq ft (271 sqm), divided into two units separated by way of stud partitioned walls. The units can be re-instated back to its original size or retained in its existing layout for alternative uses. The property falls under Class E and therefore can be used for a variety of uses.

The existing tenant occupying the smaller unit vacates at the end of September 2022 and therefore the unit is to be sold with vacant possession.

In addition, there are three secure allocated parking spaces located at the rear of the property.

Location

The ground floor unit is located on the northern side of Wesley Avenue on the road junction with Southampton Mews.

Access to Wesley Avenue is from North Woolwich Road (A1020) to the south by Britannia Gate. Wesley Avenue is part of a wider, purpose-built redevelopment complex, predominantly residential units in Silvertown, where there is a distinct architectural character to the buildings in the near vicinity.

Local amenities can be found moments away with a wider choice of amenities along Western Gateway via Royal Victoria Dock Footbridge. In addition, further services are located on North Woolwich Road (A1020) with West Silvertown Light rail station within walking distance.

Formal floor plans are available upon request and the property is now available to view by appointment only.

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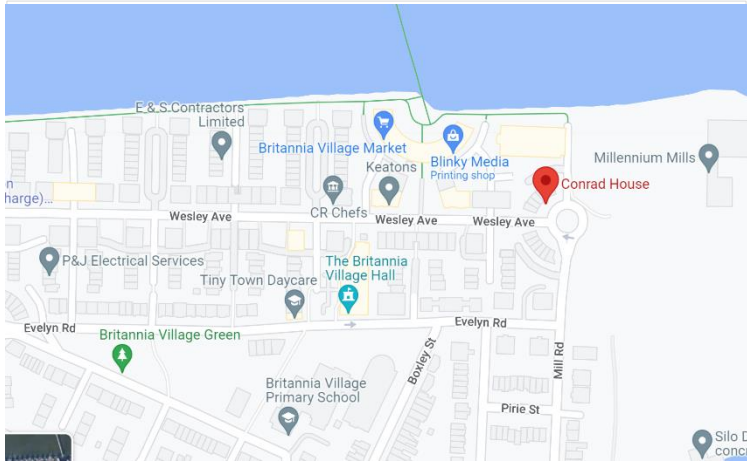


LOCAL ATTRACTIONS

CONRAD HOUSE, 19 WESLEY AVENUE, LONDON E16 1TD



BRITANNIA VILLAGE FOOT PATH



Specifications

- ❖ Wood flooring
- ❖ Suspended ceiling
- ❖ Category 2 lighting
- ❖ Alarm
- ❖ Private Office
- ❖ Disabled W.C
- ❖ 2 x Tea-points
- ❖ Raised floors
- ❖ 3 x parking spaces

EPC

EPC Rating – D = 88.

Term

A new lease is available for a minimum term of three years on terms by arrangement.

Service Charge

Approximately £2,800 per annum.

Rent

£45,000 per annum quoted exclusive of all outgoings.

Further Details

Ian Lim
E: ian@limcommercial.com
www.limcommercial.com
Tel: 07885 912 982

Rates

According to the Valuation Office, the Rateable Value for the year 2022/23 is £32,250 per annum.

Therefore the rates payable is approximately £16,100 per annum.

Floor Area

2,920 sq ft (271 sqm)

VAT

VAT is payable on the rent, service charge and the purchase price.

For Sale

£800,000 for the Long leasehold of 200 years granted from 1996.