

WILLIAM COTTON PLACE, ST PAULS WAY, E3

NEW COMMERCIAL UNITS TO LET WITH D1 USE



LOCATION Prominently located fronting St Pauls Way and located directly opposite the new St Pauls Way Trust School.

The development is a short distance from Canary Wharf and other local facilities with good vehicular access to the A13, A12 and the A102 (Blackwall Tunnel Approach). Devon's Road Station (Docklands Light Railway) is within easy walking distance.

DESCRIPTION Part of a substantial new mixed use development comprising 34 residential apartments and over 30,000 sq ft of commercial space.

The commercial space within William Cotton Place is arranged over ground, first and second floors providing mostly open plan accommodation throughout, which has been finished to a shell condition with capped off services and shop fronts installed at the ground floor. Access to the upper floors is by way of lift and stairs accessed from Selsey Street.



The property has the following approximate gross internal areas. These are for guidance purposes only. Various configurations and sizes of space are available. Further details upon request;

Ground Floor (Front)	144.40 sq m / 1,554 sq ft	Let
Ground Floor (Rear)	507.71 sq m / 5,465 sq ft	Let
First Floor	1,072.52 sq m / 11,465 sq ft	
Second Floor	1,113.45 sq m / 11,985 sq ft	Let

TENURE Available by way of new Full Repairing and Insuring lease on terms to be agreed.

RENT £14 per sq ft for the ground floor, and £10 per sq ft for the upper floors excluding and exclusive of VAT (if applicable).

USES The units currently have consent for D1 use within the Town and County Planning (Use Clauses) Order 1987. However, the freeholder is in the process of obtaining planning consent for uses such as retail and offices. Further details and plans are available on request.

RATES The premises are yet to be assessed.

VIEWING For further information and to arrange a viewing please contact the Joint Sole Letting Agents, SFP Property.

Harry Dee 020 7531 2388 harryd@sfpgroup.com

Alternatively, contact our Joint Sole Letting Agents, Strettons on 020 8520 9911;

Chris Collins chris.collins@strettons.co.uk
Chris Cornhill chris.cornhill@strettons.co.uk