

COMMERCIAL UNITS TO LET WITH USE CLASS E

Lock Studios, Devons Road, London, E3 | New Build Retail Units Available to Let

**AVAILABLE NOW
AND COMING SOON!**



DESCRIPTION ...

There are six units available to let, in two Separate Blocks, A & K. Block K units face onto both the plaza and Devons Road, with Unit 6 also fronting onto Violet Road.

The units are currently in shell condition, finished with traditional brickwork construction and concrete flooring. It is understood that all of the commercial units will be connected to capped off main services.

Please see below for details on availability.

Block	Unit	Use Class	Floor Area Sq Ft (approximate)	Rent PA	Availability
K	6	E	735	£20,000	Under Offer
	5	E	899	£19,250	Under Offer
A	4	E	883	£20,250	Available Now
	3	E	710	£16,500	Available Now
	2	E	521	£12,000	2021
	1	E	790	£18,000	2021

TENURE ...

New Effectively Full Repairing and Insuring lease(s) on terms to be agreed, subject to periodic upward only rent reviews, and to be granted outside of Part II of the Landlord and Tenant Act 1954.

USES ...

The units currently have consent for either A1, A2 or A3 Use Class within the Town and Country Planning (Use Classes) Order 1987. Further details and plans are available on request.

From the 1st September 2020 all six units will possess Use Class E in accordance with The Town and Country Planning (Use Classes) (Amendment) Regulations 2020.

SERVICE CHARGE ...

The tenant will pay a contribution to the building and estate service charge annually.

RATES ...

The premises are yet to be assessed by the Valuation Office Agency (prospective parties are recommended to make further enquiries)

VAT ...

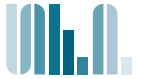
All rental or service charge figures are quoted exclusive of VAT, if applicable.

LEGAL COSTS ...

Each party to bear their own costs incurred in the matter.

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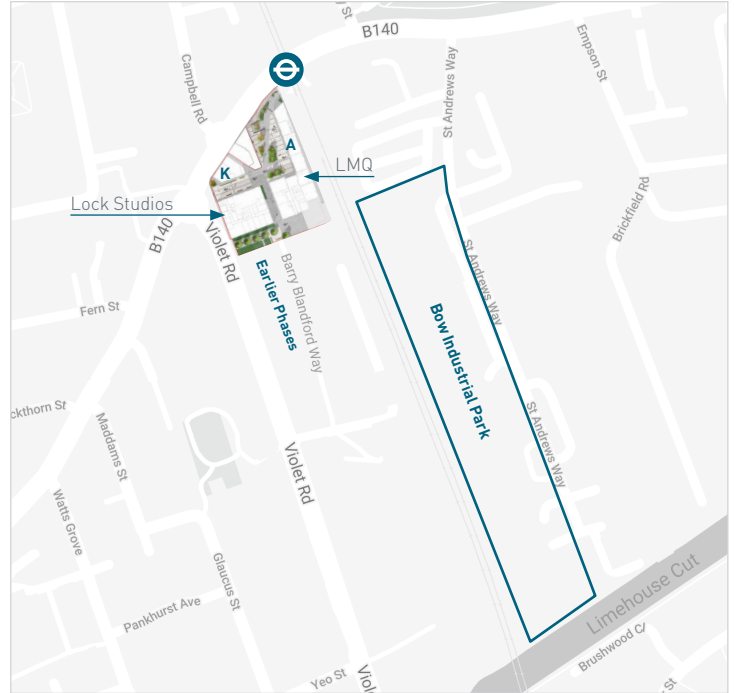


LOCATION ...

The units are situated within Lime Quarter, the final phase of a broader residential development. The scheme intends to create a sense of community by creating a throughway from Barry Blandford Way culminating onto a central plaza which will provide access on to Devons Road. The retail units all benefit from frontages onto the plaza.

Lime Quarter sits at the junction of both Devons and Violet Road with the DLR adjoining the site located to the east. The entrance to Devons Road DLR is adjacent to the Lime Quarter, allowing for good communication. Various local bus routes run along both Devons and Violet Road.

Within the Lime Quarter Development resides Lock Studios, a 48,000 sq ft serviced office building situated over six floors run by Workspace. The building will also accommodate a café which will be open to the public.



EPC ...

EPCs have been commissioned and will be available in due course.

VIEWING ...

For further information and to arrange a viewing please contact SFP Property.

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