

OFFICE AND INDUSTRIAL UNITS TO LET

Poplar Business Park, 10 Preston's Road, London E14 9RL



LOCATION

The units are all located within Poplar Business Park, in close proximity to Blackwall DLR station and the A1261. All units benefit from demised parking, CCTV, 24-hour access and security. Areas and quoting rents are set out below:

TENURE

A lease term of two years with a term certain until 31st March 2024. Lease to be subject to 3 months mutual rolling break thereafter. Lease to be granted outside of Part II of the Landlord and Tenant Act 1954.

Unit	Use	Sq ft	Rent PA
C17	Office	920	£29,230
C18	Office	1,501	£40,190
C19	Office	1,500	£43,160
C20	Office	1,512	£44,290
C21	Office	1,192	£34,300
C24	Office	1,501	£43,190
B07	Light Industrial	1,285	£35,120
B12-B14	Light Industrial	3,840	£116,470

RENT & SERVICE CHARGE

All quoting rents are inclusive of Service Charge which is subject to yearly 5% increases. Quoted rent Ex VAT (If applicable).

DEPOSIT

A three-month deposit is required for each unit.

EPC

A copy of the EPC's are available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

USE

We understand that the units hold have the appropriate Class E consent. Prospective tenants should make their own enquiries with the local planning authority.

BUSINESS RATES

The tenant to pay contributions to business rates. Please make enquires with the Valuation Office Agency for the rateable value of the property.



VIEWING

For further information or to arrange a viewing, email dorcas.ogundele@sfpgroup.com.

Alternatively, please call the details below:

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