



# CLASS E UNIT TO LET - £16,000 per annum

9 Pennyfields, London, E14 8HP | Use Class E



## **DESCRIPTION ...**

The property comprises a ground floor retail lock up unit. Approximate areas are as below:

Floor	Sq m	Sq ft
Ground Floor	64	684

#### **RENT**

£16,000 per annum exclusive, Ex VAT (If applicable).

# **VIEWING**

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

Alternatively, please call the details below:

# **Dorcas Ogundele**

T: 07917 901566

E: dorcas.ogundele@sfpgroup.com

#### **Elliot Dowsett-Ward**

T: 020 3831 7287

E: elliot.dowsett-ward@sfpgroup.com

# **Tom Dawes MRICS**

T: 07917 118866

E: tom.dawes@sfpgroup.com

#### **LOCATION**

The property is situated on Pennyfields, just off the busy West India Dock Road, directly north of Canary Wharf. Westferry DLR is a short walk over the road and the premises is served by several bus routes.

## **TENURE**

A lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954).

#### **USE**

We understand that the property has 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.

#### FPC

A copy of the EPC is available upon request.

#### **LEGAL COSTS**

Each party to bare their own legal costs.





