

KIOSK UNIT TO LET

2 Saltwell Street, London, E14 0DQ | Use Class E



DESCRIPTION ...

The property comprises a kiosk unit with Use Class E. There are no toilet facilities provided on the premises. We are informed that the property will be refurbished prior to occupation.

Approximate areas are as below:

Floor	Sq m	Sq ft
Ground Floor	8	86.11

LEGAL COSTS

Each party to bare their own legal costs.

VIEWING

Viewings for this property are currently only external. For further information or to arrange a viewing please contact the details below:

Elliot Dowsett-Ward

T: 020 3831 7287

E: elliot.dowsett-ward@sfpgroup.com

Alternatively, please email:

tom.dawes@sfpgroup.com

RENT

£10,000 per annum exclusive and excluding VAT (if applicable).

LOCATION

The property is situated on Saltwell Street, just off the busy East India Dock Road, directly north of Canary Wharf. Westferry DLR and All Saints DLR are both a short walk away, 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 enquiries with the Valuation Office Agency for the rateable value of the property.