

Class E Unit To Let

49 West India Dock Road, London, E14 8HN | £20,000 per annum



DESCRIPTION ...

The premises comprises a ground floor lockup retail unit within of a three-storey mixed use block. The premises is divided into a large sales area, a small kitchen and a toilet to the rear.

The property is in good condition with modern finishes and air conditioning.

The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (NIA)	60.29	648.97

LOCATION ...

The property is situated on Birchfield Street, fronting on to West India Dock Road. The property benefits from excellent transport links, being located in close proximity to Westferry DLR Station, and being served by several bus routes.

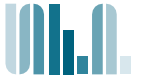
TENURE ...

A 10-year lease term (to be granted outside of Part II of the Landlord and Tenant Act 1954).

SFP PROPERTY | 10 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ

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USE ...

We understand that the property has Class E consent. Prospective tenants should make their own enquiries with the local planning authority.

EPC ...

EPC details available upon request.

RENT ...

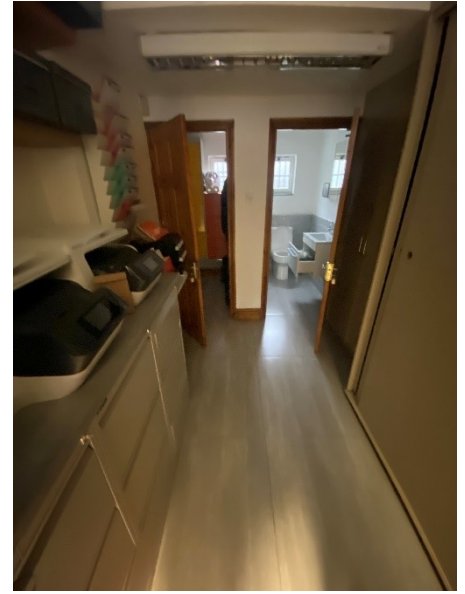
Rental offers are invited in the region of £20,000 per annum (excluding VAT if applicable).

BUSINESS RATES ...

All interested parties should make their own enquiries with the relevant local authority.

LEGAL COSTS ...

Tenant to bear both parties' legal costs.



VIEWING ...

For further information or to arrange a viewing, email: JessicaL@sfpgroup.com.

Alternatively, please call the details below:

Elliot Dowsett-Ward

T: 07810 349857

E: elliot.dowsett-ward@sfpgroup.com

Jack Bayes

T: 07880 796813

E: jack.bayes@sfpgroup.com

