

22 Westferry Road
Isle Of Dogs
London
E14 8LW

TO LET - By Way of New Lease

£120,000 Per annum

Located on the Isle of Dogs within the Docklands Fringe which is the area lying to the south of Marsh Wall and to the east of the River Thames. The A1206 is the main road serving both east and westerly routes.



Isle Of Dogs



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

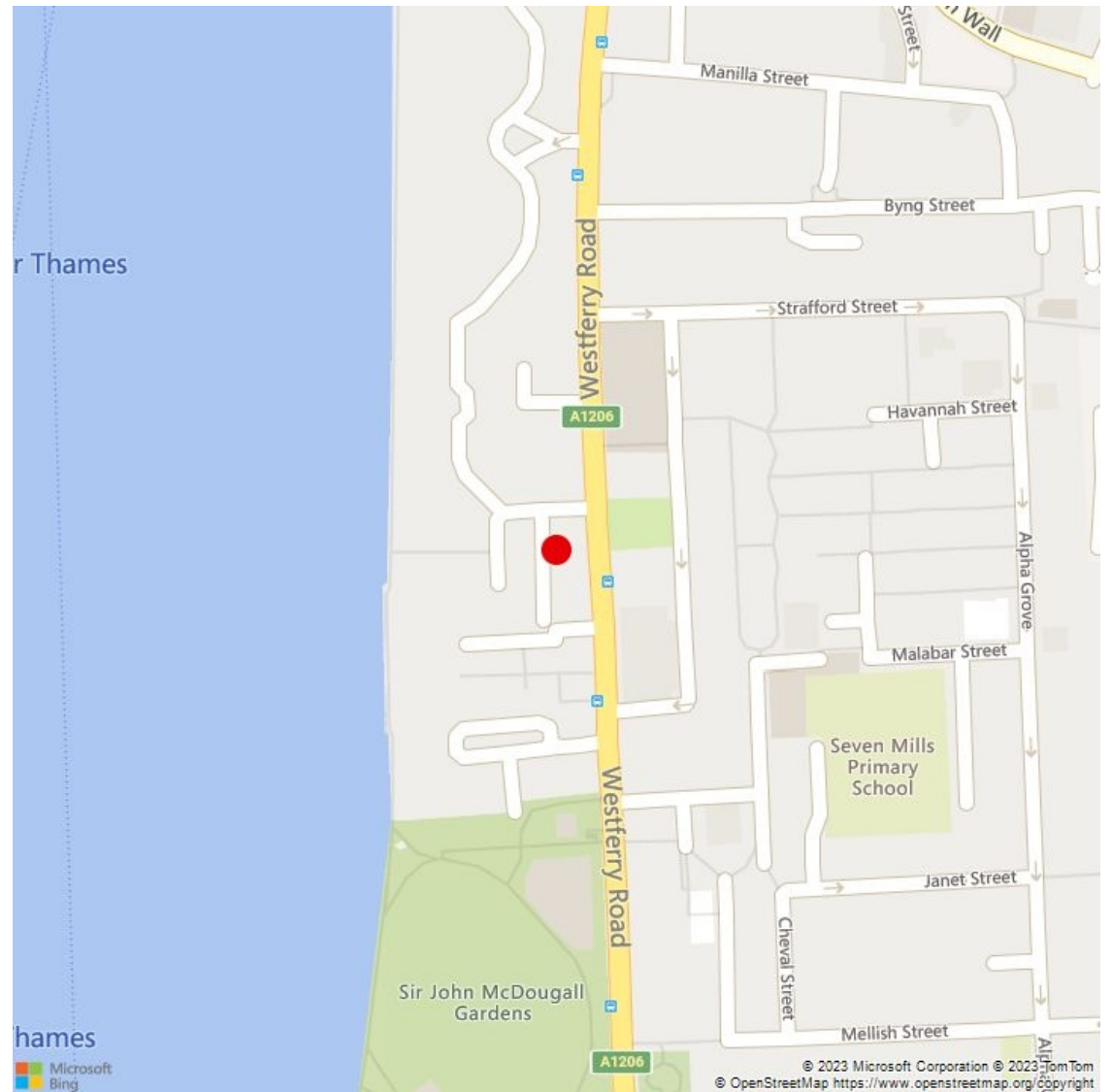
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Forming the ground floor of this luxury development Millennium Harbour is this E Class office previously occupied by CBRE Residential Sales. The unit has a NIA of 2900 sq.ft. approx. plus store and parking. The unit is currently divided to form an open plan office, opening onto Westferry Road itself, from this, steps up to various offices some of which have a frontage onto the rear of the development Millennium Harbour. 2 parking spaces. Further parking may be available by way of separate negotiations.



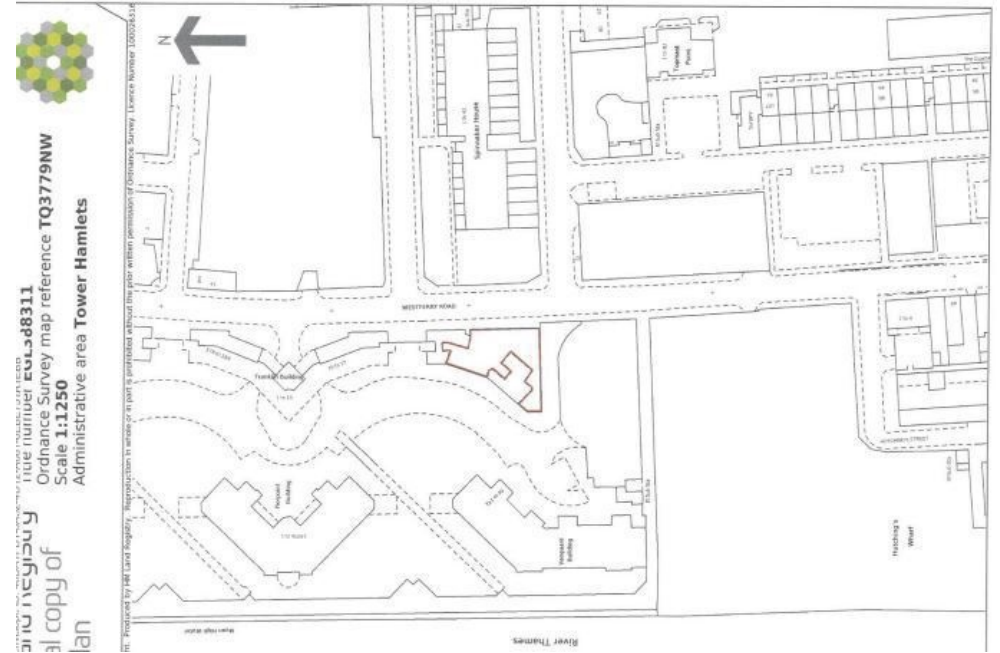
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Rent

£120,000 per annum

EPC

Energy Rating C - Valid until February 2030

Tenure

By way of new FR and I Lease with periodic mechanisms for upward only rent reviews

Legal Costs

Ingoing tenant to bear both sides reasonable related legal costs.



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Rates

Rateable value - £78,000 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VAT

Property is not elected for VAT

Viewing

Via the owners sole agents PSS Commercial 020 8 800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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