

TO LET

3,013 SQ FT (279.92 SQ M)

£38,250.00 PER ANNUM

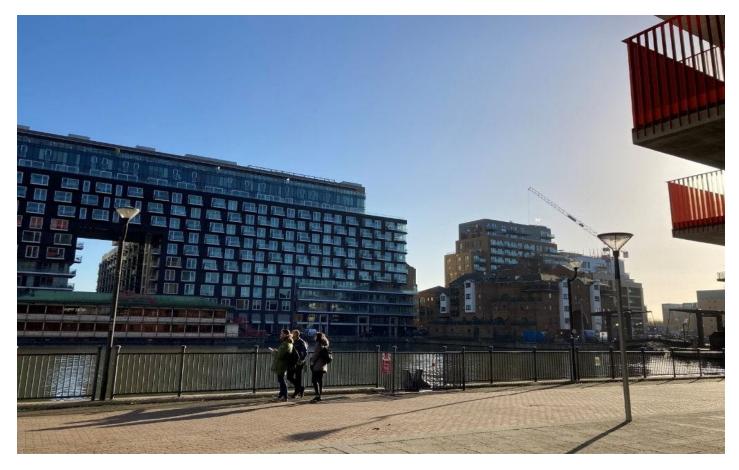
Restaurant - Only available currently for businesses located within the London Borough of Tower Hamlets

- Prime location
- Views over Millwall Inner dock
- Canary Wharf station 0.56 miles away
- Sir John Mcdougall Gardens 0.4 miles away
- Established occupiers near by Pret A Manger, Chipotle, Patty and Bun and supermarket chain ASDA
- Open plan space

Isle Of Dogs 45 Millharbour, London, E14 9TR











Description

The building is a mixed use scheme, with residential on the upper floors and a serviced office centre on the ground floor. The area is a mixture of new build residential blocks, interspersed with office buildings. The restaurant is open plan.

Location

Only available currently for businesses located with the London Borough of Tower Hamlets or Social Enterprises offering training and development opportunities to Tower Hamlet residents. The restaurant is located at the rear of the main building with views over Millwall Inner dock.

Viewings

Strettons: Waltham House, 11 Kirkdale Road, London, E11 1HP 020 8509 4404

Lease Details

Rent: Whole £38,250 pax for year 1, rising to £43,350 pax for years 2 to 3, then up to £51,000 pax until the rent review on the 5th year.

Business Rates

To be assessed

Isle Of Dogs 45 Millharbour, London, E14 9TR





Accommodation

The restaurant is currently open plan.

Configuration	Tenure	EPC	VAT	
Total	3,013	279.92		
Ground	3,013	279.92		Available
Name	sq ft	sq m		Availability

C (69)

Contacts Further Information

New Lease

NOWSHER ALAM 07967776358

nowsher. a lam@strettons. co.uk

JAMIE SMITH 07870 850097

Not Fitted

jamie.smith@strettons.co.uk

View on our website

Applicable

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 24/04/2024