

Warehouse W

Commercial space – to let/for sale

POA



STRETTONS

EST 1931



3 Western Gateway, Royal Victoria Dock, London E16 1BD

Size: 9,881 sq ft (917.9 sq m) GIA



Location

Located in the heart of the Royal Victoria Dock between Canary Wharf and London City Airport. Warehouse W is situated on the northern side of the dock directly opposite the entrance to Excel London, London's largest exhibitions & conference centre.

Docklands is an internationally recognised business and leisure district benefitting from mass regeneration and excellent transport links. The Royal Albert Dock development will create approximately 4.7 million sq ft of new commercial and residential space and to compliment this mass regeneration London's City Airport will be upgraded, which will further enhance the locality.

Canary Wharf is located west of the property and plays host to a wide variety of global occupiers, such as KPMG, JP Morgan Chase, Roka and Tiffany & Co. Further to this Western Gateway is home to UBER London, Good Hotel London, Crowne Plaza London Docklands, Siemens Crystal Conference Centre and Emirates Cable Car.

Description

The ground floor is currently used as warehouse style offices, with the main entrance a full building height glazed frontage, ideal for showroom use. The property benefits from various doors running onto the pontoon and the street at the side of the building. Internally, the office

benefits from exposed brickwork and original features and has a decked pontoon overlooking the dock to the side of the building. There is also parking adjacent to the property.

There may be an ability to split the unit, further information on request.

Highlights

- Warehouse Features
- Separate Male & Female WC's
- Extensive Frontage
- Parking for 12 Vehicles
- Exposed Brick Walls
- Grade II listed
- Pontoon and Pond





O2
Arena

Canary
Wharf

Royal Victoria
Dock Development

Warehouse W
3 Western Gateway



ExCel
London

Waterside
Park

The Crystal

Silvertown
Quays

Custom House
Crossrail Station

London City Airport →

Communications



Warehouse W benefits from exceptional public transport links with Custom House DLR/Crossrail station on the doorstep providing fast access into Canary Wharf, the City and the wider London Underground network. In addition the nearby A13 provides easy road access to the M25 to the east. The property benefits from close proximity to City Airport with its connections to national and international destinations including Paris, Madrid, Amsterdam and New York. Warehouse W's close proximity to the ExCeL Centre means that it benefits from numerous amenities including restaurants, shops, cafés, bars, hotels, gyms and excellent public transport links.



Modern Office Reception



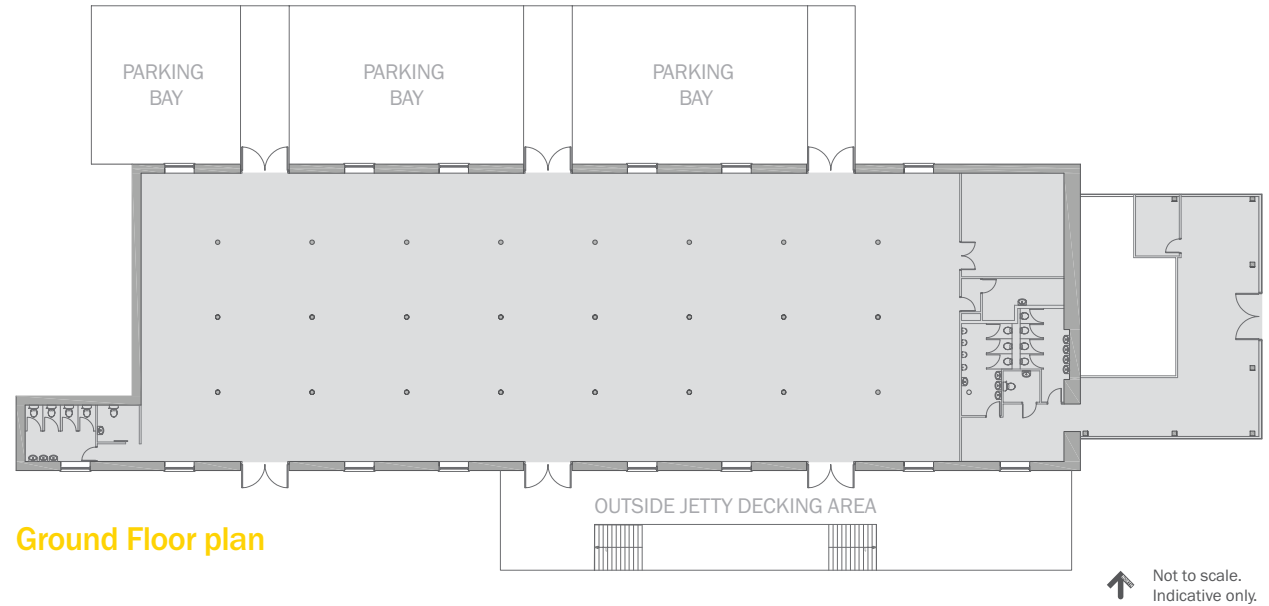
Accommodation

The property provides the following approximate floor areas (GIA):

	sq ft	sq m
Net Frontage	44'1"	
Build Depth	223'6"	
Total GIA	9,881 sq ft	918 sq m

* GIA 9,881 sq ft (918 sq m).

Parking bays and jetty decking excluded from GIA but are included within the demise.



Ground Floor plan



Further Information

Terms	A new full repairing and insuring lease for a term to be agreed. Our client's long leasehold interest of 200 years less 60 days from 9th April 1999 is also available. More info on request.
Rent	Offers in the region of £25psf. Purchase price available on request.
Value Added Tax	The property is elected for VAT.
Service Charge	The service charge for the current year stands at £5,767 per quarter.
EPC	C-75.
Legal Costs	Each party will be responsible for their own legal costs.
Business Rates	Rateable value £163,000.



Viewing & further information

By appointment with sole agents Strettons, Waltham House, 11 Kirkdale Road, London E11 1HP. T 020 8520 9911

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