

FOR SALE  
MODERN OFFICE UNIT

**KALMARs**

COMMERCIAL

020 7403 0600

1,000-3,000 SQ FT (46.5-279 SQ M)



LEVEN WHARF, LEVEN ROAD  
LONDON, E14 0LP

# FOR SALE/TO LET MODERN OFFICE UNITS

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## 1,000-3,000 SQ FT (46.5-279) SQ

### LOCATION

Leven Wharf is located in a regeneration area just to the north of Canary Wharf. It is within walking distance of Canning Town (Jubilee and DLR), Bromley by Bow (District, Metropolitan, DLR stations).

### TENURE

The property is available either to let or for sale by way of 125 year lease subject to a ground rent of £250 p.a.

### SERVICE CHARGE

A service charge will be made to cover insurance, general maintenance of the building.

### TERMS

On Application

VAT will be payable

### DESCRIPTION

Two units are located on the ground floor of this residential block constructed approx. 2 years ago. The units are currently in shell condition requiring fitting out by the occupiers.

### SIZE

	SQ FT	SQ M
Unit 1	1,000	93
Unit 2	2,000	186
TOTAL	3,000	279

### VIEWING

By appointment through sole agents KALMARs Commercial

Brendan McMillan  
KALMARs COMMERCIAL  
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All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

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SOUTH LONDON'S LEADING AGENT