

AN EXCITING RANGE OF USE CLASS E COMMERCIAL SPACE AVAILABLE AS VIRTUAL  
FREEHOLD. RANGING FROM: 1,676 SQ.FT. / 155.7 SQ.M. - 1,849 SQ.FT. / 171.8 SQ.M.



**BECKTON**  
PARKSIDE  
LONDON E6

PARKSIDE COURT

# COMMERCIAL OPPORTUNITIES



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## DEVELOPMENT NAME

Beckton Parkside

## DEVELOPMENT ADDRESS

Viking Gardens  
London

## POSTCODE

E6 5YR

## SUMMARY

The development comprises 391 apartments.

## LOCATION

Beckton Parkside is located within the London Borough of Newham. It is three miles east of Stratford, four miles northeast of Canary Wharf and eight miles east of Charing Cross, ensuring that the site is perfectly positioned to make the most of all that Beckton and the rest of London has to offer. Its close proximity to the city and great transport links have made it a popular home for young professionals seeking an easy commute to Canary Wharf. At Beckton Parkside you can find everyday amenities such as supermarkets, bars, restaurants and cafés right on your doorstep, plus Gallions Reach Shopping Park is

also within easy reach. Here, you can enjoy major high street stores, restaurants, a gym and a number of superstores including Currys and B&Q. Beckton has undergone large scale regeneration over the past few decades and is now firmly establishing itself as a desirable new area of London. This location offers excellent transport links, with Beckton DLR station just over a mile away by road, providing links across London via the DLR reaching Canary Wharf (DLR and Elizabeth Line) in 16 minutes, Bank (via the DLR) in 31 minutes and Bond Street (DLR and Elizabeth Line) in 32 minutes.

PARKSIDE COURT IS A COLLECTION OF STUDIO, 1, 2 AND 3 BEDROOM APARTMENTS AND DUPLEXES ADJACENT TO BECKTON PARK



## LOCAL AUTHORITY

London Borough of Newham.



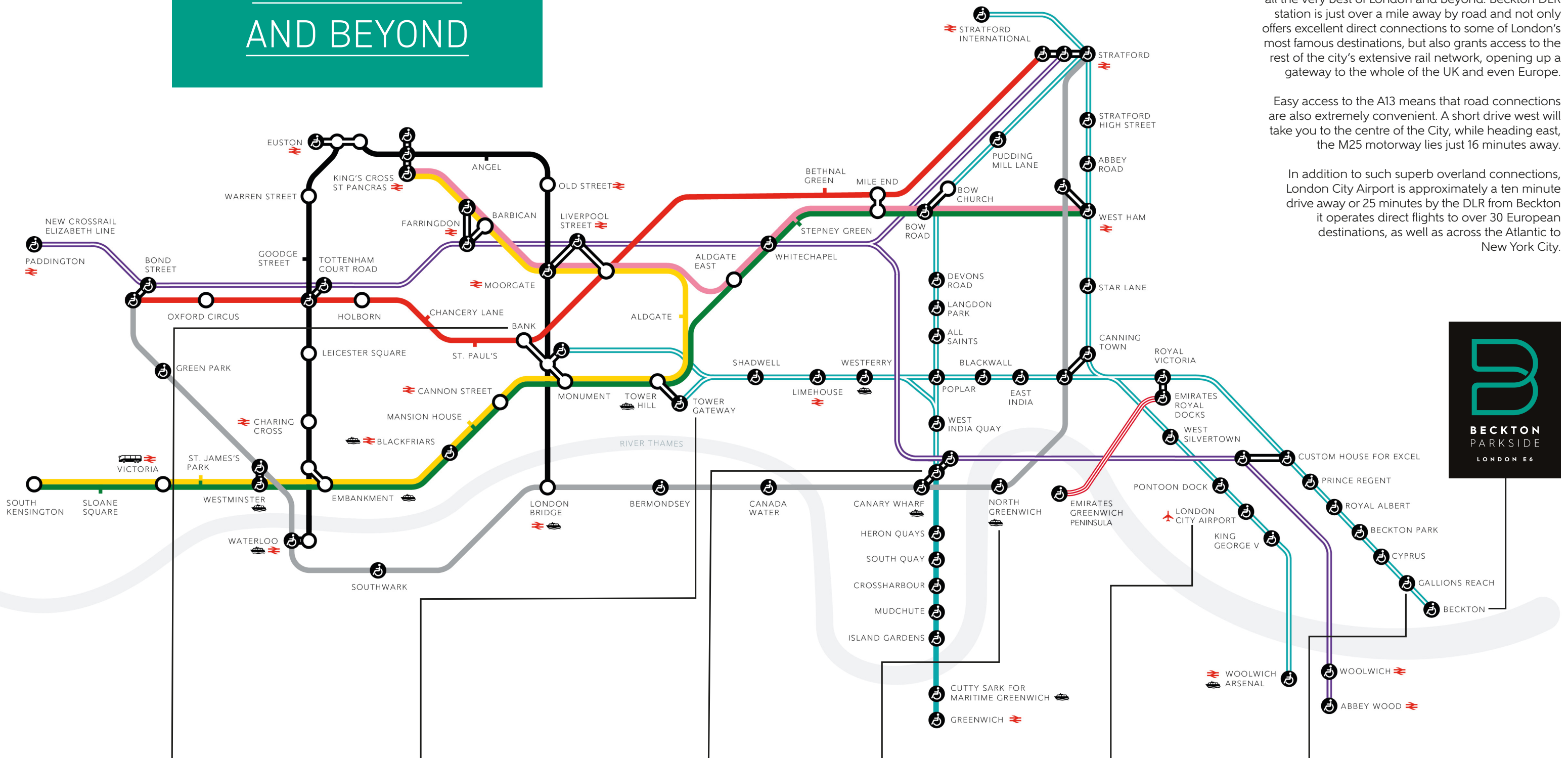
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# CONNECTED TO THE CITY AND BEYOND

Beckton Parkside benefits from fantastic road, rail and air links to provide the perfect base from which to enjoy all the very best of London and beyond. Beckton DLR station is just over a mile away by road and not only offers excellent direct connections to some of London's most famous destinations, but also grants access to the rest of the city's extensive rail network, opening up a gateway to the whole of the UK and even Europe.

Easy access to the A13 means that road connections are also extremely convenient. A short drive west will take you to the centre of the City, while heading east, the M25 motorway lies just 16 minutes away.

In addition to such superb overland connections, London City Airport is approximately a ten minute drive away or 25 minutes by the DLR from Beckton it operates direct flights to over 30 European destinations, as well as across the Atlantic to New York City.



**BANK**  
31 minutes from Beckton DLR

Home to the Bank of England, this famous district sits at the beating heart of the City.



**TOWER GATEWAY**  
25 minutes from Beckton DLR

A truly spectacular feat of engineering and arguably the most iconic of London's landmarks.



**CANARY WHARF**  
16 minutes from Beckton DLR

London's commercial centre is home to top businesses, designer shopping and high-class hospitality.



**THE O<sub>2</sub>**  
14 minutes from Beckton DLR

This indoor entertainment complex offers fantastic bars, restaurants, activities and London's greatest music venue.



**CITY AIRPORT**  
24 minutes from Beckton DLR

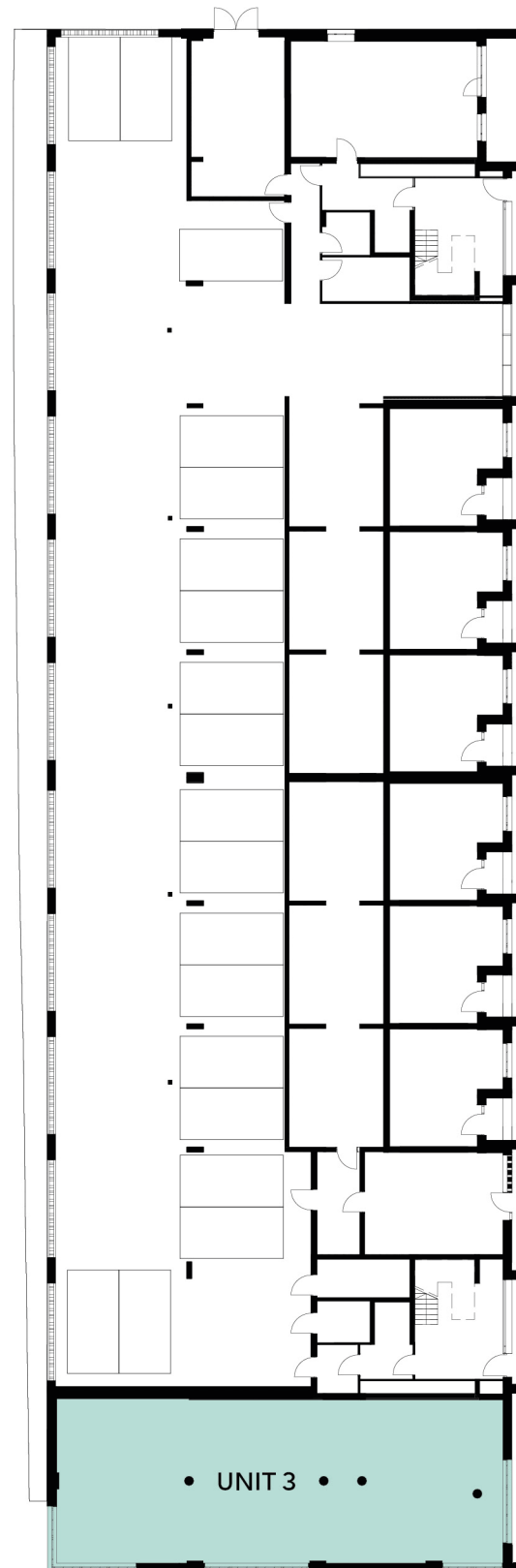
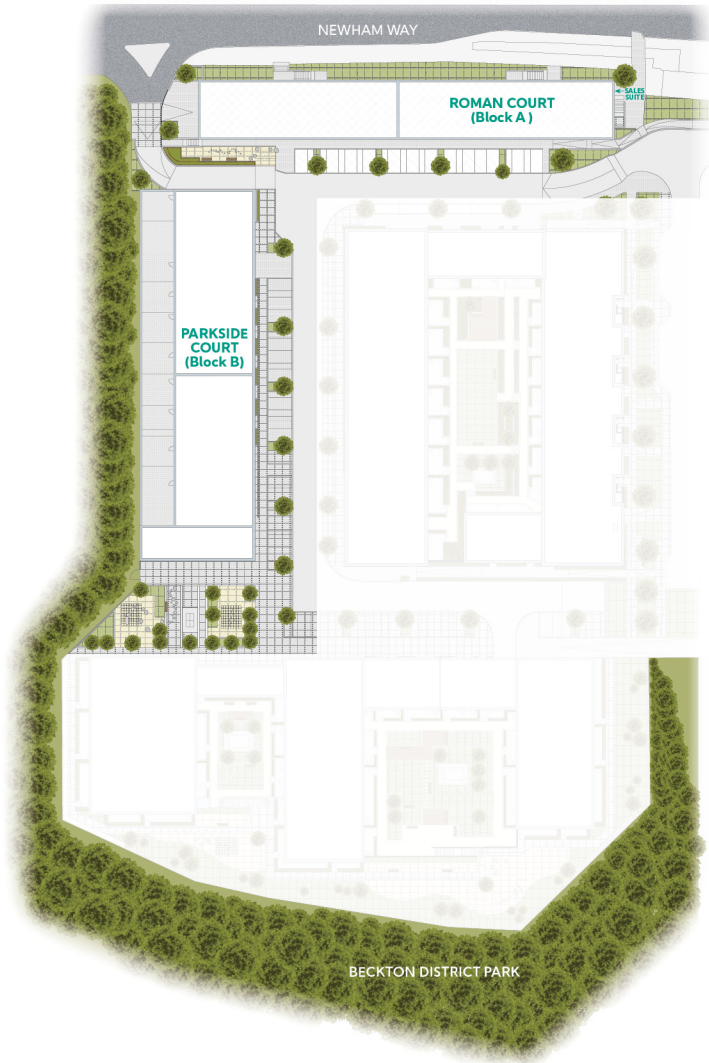
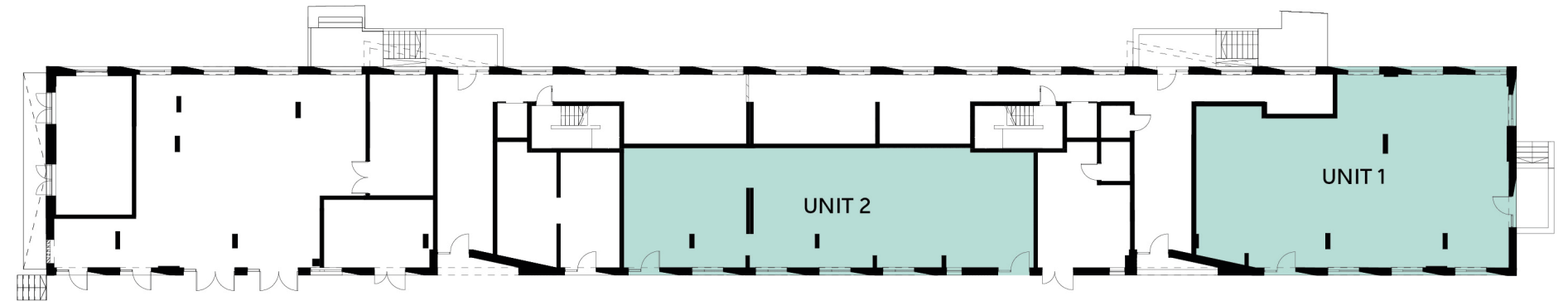
London's only central airport operates direct flights to over 30 cities including New York.



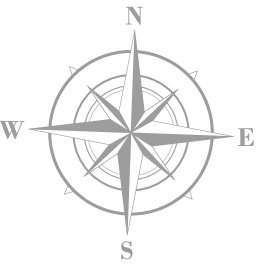
**GALLIONS REACH**  
2 minutes from Beckton DLR

This shopping park offers a range of high street fashion, homewares, restaurants and much more.

# COMMERCIAL UNITS



BLOCK	UNIT	AVAILABILITY	SIZE (SQ.FT.)	SIZE (SQ.FT.)
A	Unit 1	Available	171.8 sq. m.	1,849 sq. ft.
A	Unit 2	Available	155.7 sq. m.	1,676 sq. ft.
B	Unit 3	Available	170.7 sq. m.	1,837sq. ft.



The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Block names are for marketing purposes only.

#### PLANNING

The units benefit from planning consent E (Business, Commercial and Service Use).

#### AVAILABILITY

Unit 1 - Available  
Unit 2 - Available  
Unit 3 - Available

#### TERM

The units to be sold virtual freehold/long leasehold on new 999 year leases.

#### PRICE

For enquiries on the virtual freehold, the units are available at £150 per square foot.

#### SERVICE CHARGE

Each of the units will contribute towards the service charge of the development. Further details upon request.

#### ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

#### VAT

The purchase price and rent will be subject to VAT at the prevailing rate.

#### BUSINESS RATES

Business rates are yet to be assessed. Interested parties are advised to make their own enquiries with the London Borough of Newham.

#### EPC

Further details available upon request.

#### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

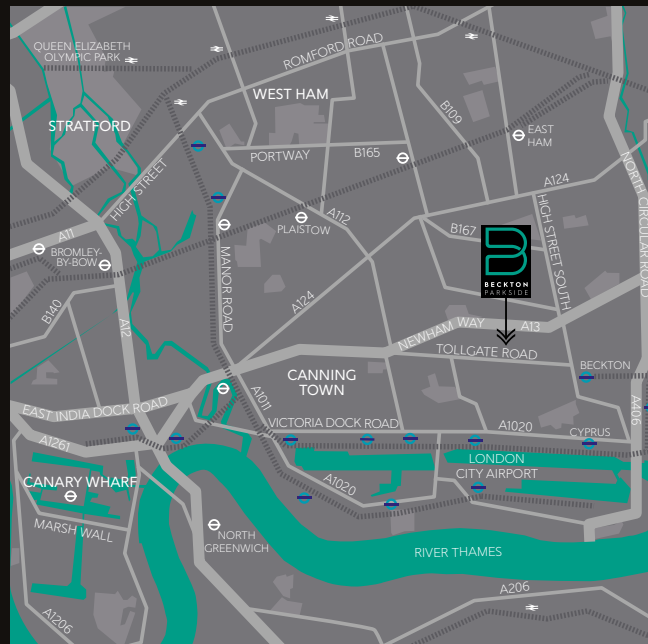
#### VIEWING

Strictly through sole agents Bray Fox Smith.

#### HANDOVER SPECIFICATION

The units will be provided in Shell & Core condition, with the exception of Unit 1 which is currently being used as the marketing suite and will be left with some of the fit-out including a kitchen and W/C facilities.

All units have capped off services.



Map not to scale.



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