



Rossan Point, 26 Quadrant Walk, Lanterns Way, London, E14 9JW

A modern, well-fitted office space situated with the London Docklands available immediately.

- Virtual Freehold - 999 year long lease available to purchase, subject to peppercorn.
- Well fitted modern open plan office space, partitioned to form smaller offices and kitchenette and disabled WC.
- Situated in London Docklands close to Canary Wharf London Underground Station, South Quay DLR and Crossharbour DLR.
- 2 parking spaces included.

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

Rossan Point, 26 Quadrant Walk, Lanterns Way, London, E14 9JW

Summary

Available size 1,769 sq ft

Price £975,000

Business Rates Upon Enquiry

EPC Rating Upon Enquiry

Description

The property is accessed from the ground floor pedestrianised area of the new developments. An area well looked after with landscaping and water features. With its own entrance, there is a small reception leading to 4 self contained offices with cat 5 suspended lighting, air conditioning, CCTV, double glazing and newly carpeted throughout. A kitchen tea point is provided to the rear of the property as well as a disabled WC and shower. The property also offers 2 secure underground parking spaces.

Location

The property is located within the newly built area within the Isle of Dogs south of Canary Wharf. A mixed use development located on Lanterns Way between Millharbour and Casilis Road. Millharbour links onto Marsh Wall which is where South Quay DLR station is accessible from and Canary Wharf Jubilee Line Station is further north over the South Dock, Cross Harbour DLR is also less than 4 minutes walk. The A13 is less than a mile away which provides links into Central London and Essex.

Accommodation

Name	Sq.ft	Sq.m	Availability
Ground - Ground Floor Area	1,769	164.35	Available
Total	1,769	164.35	

Tenure

Available on a Virtual Freehold Lease, 999 years with effect from 1st January 2006.

Price

Available to purchase at the price of £975,000

Business Rates

We recommend any incoming tenant make their own enquiries to the local authority.

Service Charge

Approximately £2,670 per annum

EPC

To follow

Legal Costs

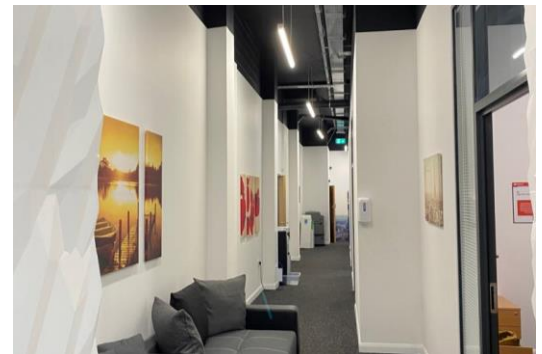
Each party to bear their own legal costs with an undertaking provided by the tenant prior to instructing solicitors to cover abortive costs should the tenant withdraw from the transaction.

Viewings

Strictly by appointment only with the appointed agent, Dobbin & Sullivan

Possession

Sold with vacant possession



Viewing & Further information

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