



## Gallions Point, Atlantis Avenue, London, E16 2UB

An opportunity to secure a commercial unit in an ever growing part of East London with plenty of ongoing development in the area.

- Good location close to Gallions Reach DLR Station
- Loading bay opposite for easy access
- Offered in shell and core with fitted shop fronts
- Currently suitable for A1 use although E class will be considered

# Gallions Point, Atlantis Avenue, London, E16 2UB

## Summary

Available Size	1,653 sq ft
Price	£495,000.00 Subject to VAT
Business Rates	To be assessed on occupation. Buyers to make their own enquiries to the local authority
VAT	Applicable
EPC Rating	Upon enquiry

## Description

The units are offered in shell and core with glazed shop fronts. The height of each unit is over 5.8 metres potentially allowing a mezzanine floor to be installed, subject to consent.

Services are capped with 3 phase electric supply and water supply. A loading bay is also based outside the units allowing easy access into the unit.

The units currently have consent for the E class use. They are also available immediately.

## Location

The units are adjacent to Gallions Reach DLR station which provides links into The Docklands, the City and Stratford via Canning Town. Its also just 7 minutes away from the Crossrail station at Custom House. City Airport is also close by.

The area itself is benefiting from large redevelopment with hundreds of flats being constructed as part of the Gallions Point scheme and another opposite creating a vibrant scene in and around the local vicinity.

## Accommodation

The accommodation comprises the following areas:

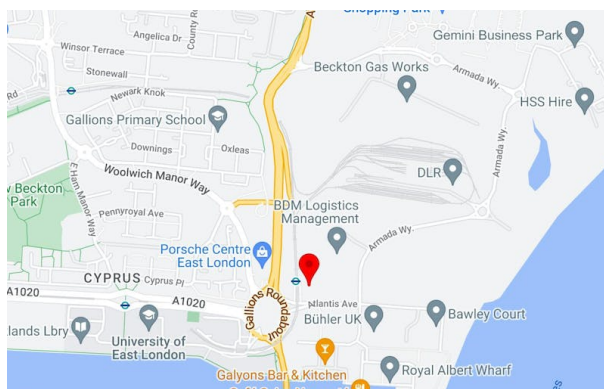
Description	sq ft	sq m	Availability
11 Atlantis Avenue	1,688	156.82	Sold
9 Atlantis Avenue	1,224	113.71	Sold
7 Atlantis Avenue	1,653	153.57	Available
<b>Total</b>	<b>4,565</b>	<b>424.10</b>	

## Legal Costs

Each party to bear their own legal costs with buyers contributing a deposit on agreement of terms.

## Joint Agents

We are currently appointed as joint agents alongside Strettons



## Viewing & Further Information

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