

PRIME COMMERCIAL SPACE TO LET

- E Class Use
- 3 Floors – Can be split
- Shell Condition
- New Lease Available
- 1039.77 m2 / 11,192 sq. ft
- Rent - £20 psf
- Next to Royal Victoria DLR
- Parking for 8 Cars
- Incentives Available

*Pump House, Seagull Lane
Royal Victoria Dock
London E16 1BZ*



Location:

The Pump House sits next to the Richard Rogers Partnership -designed Pumping Station, forming part of a larger development of residential, retail, and commercial space at the heart of the Royal Victoria Docks.

It is very well connected, with the Royal Victoria DLR Station adjacent to the building providing connections to Canary Wharf, Canning Town, and the Wider London underground network. The Emirates Cable Car is within 2 minutes' walk linking the Pump House and the south of the Thames (Greenwich, the O2 and beyond) via a 5-minute journey.

Description:

A new detached commercial building arranged over ground, 1st and 2nd floor levels having the approximate net internal areas below: -

Ground Floor	331.01 m2	3563 sq. ft
First Floor	353.68 m2	3807 sq. ft
Second Floor	355.08 m2	3822 sq. ft
Total (NIA) Area	1039.77 m2	11,192 sq. ft

Tenure:

New Lease to agreed.

Term:

Flexible terms available (Floors can be split)

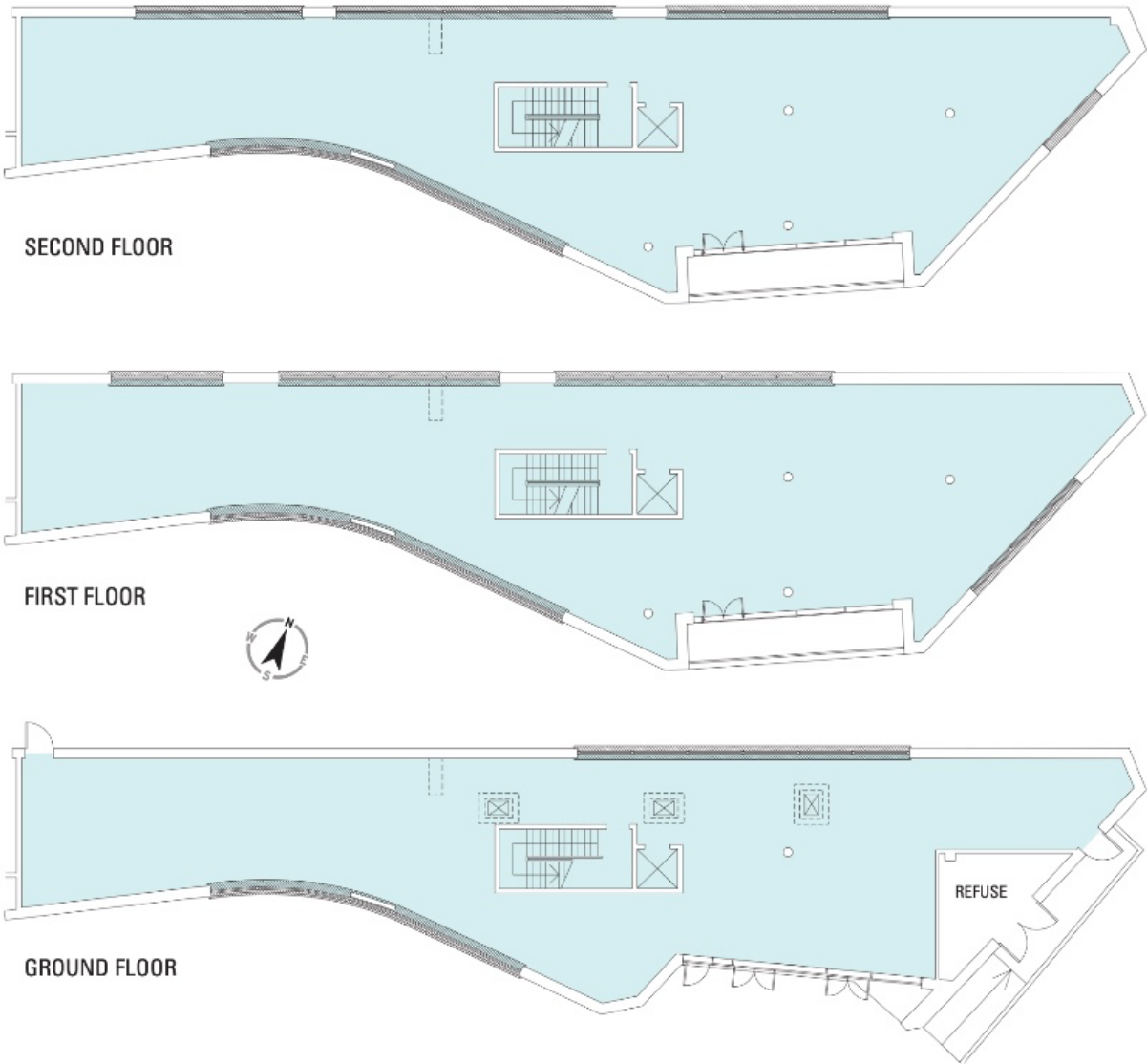
Rent:

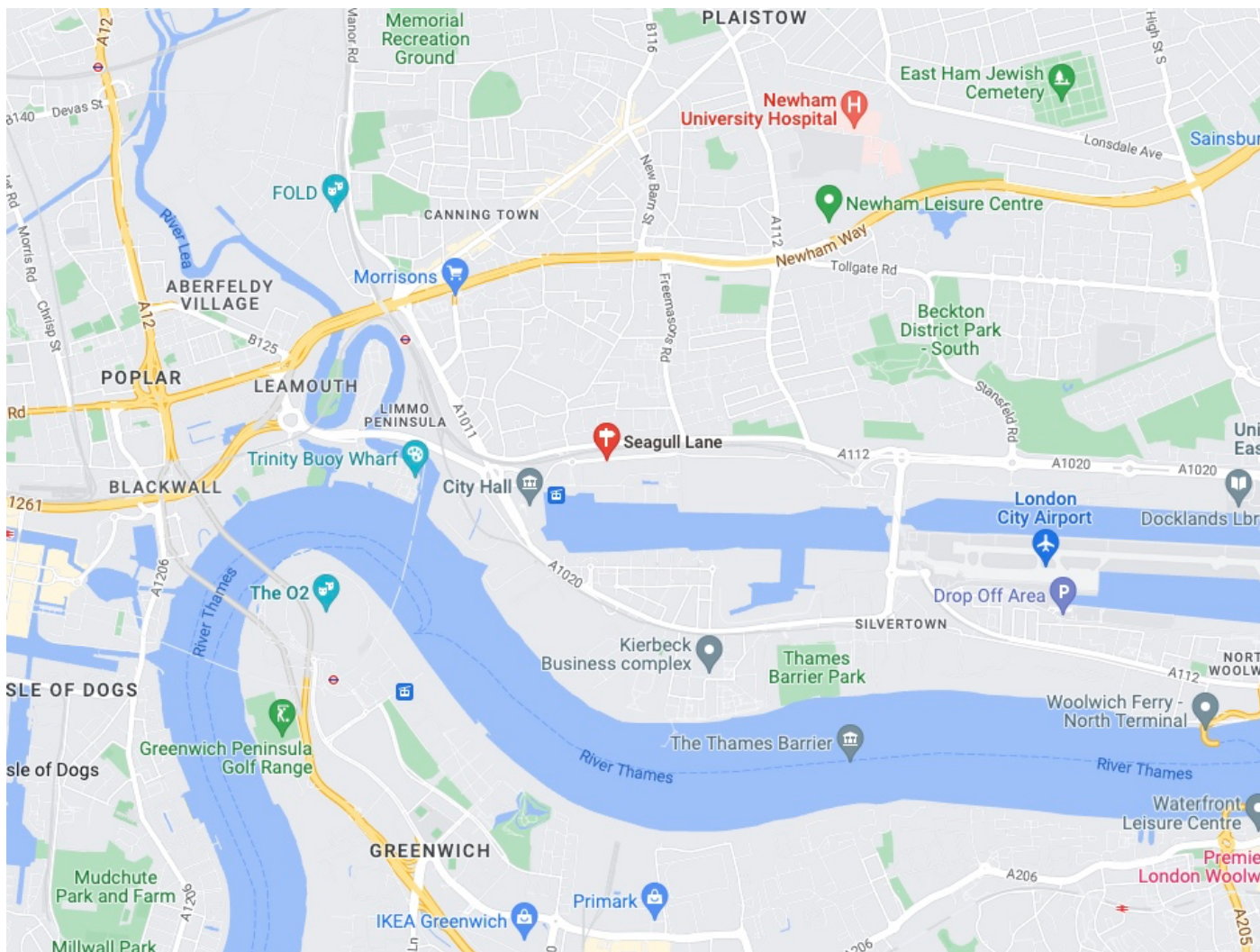
£20 psf

Use:

E Class – Commercial, Business and Service – including retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with “any other services which it is appropriate to provide in a commercial, business or service locality”





**Rates:**

Yet to be assessed

(n.b interested parties should contact London borough of Newham for verification.

Legal Costs:

Ingoing tenant to pay a contribution to the landlord's legal fees.

References:

A charge of £200 + VAT may be payable for taking up references on behalf of proposed tenants, this fee is non-refundable after the references have been taken up, whether they are accepted by the Landlord.

Viewing strictly by appointment via sole agents

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