TARN & TARN

Unit 24.02, Royal Wharf
Silvertown, London, E16 2RE

E Class Shell & Core Unit

1,173 sq ft
(108.98 sq m)

- Parking Available via Separate Arrangement
- Excellent Transport Links
- Great Celling Height
- Large Frontage
- Excellent Natural Light
- Concrete Floors

53 Commercial Street, Spitalfields,
London E1 6BD
020 7377 8989

tarn-tarn.co.uk

Summary

Available Size	1,173 sq ft
Rent	£24,633 per annum + VAT
Business Rates	TBC
Service Charge	£3.50 per sq ft + VAT
EPC Rating	Upon Enquiry

Description

Brand new, modern, mixed-use development with 3,385 new homes is fully built and ready for occupation. The new 'town' will feature a new town square, high street retail, restaurants, bars, leisure space, new school, pub and medical centre. The area is served by 12 DLR stations, home to London City Airport and has seen substantial investment resulting in new homes, new office and leisure space, and thousands of new jobs.

Location

Excellent access into central London via the Underground, DLR and Crossrail – 10 minutes to Canary Wharf via the DLR and 20 minutes into The City via the Jubilee Line at North Greenwich. 0.2 miles (5-minute walk) to Pontoon Dock DLR Station provides fast access to London City Airport in 4 minutes and only 10 minutes to Custom House Crossrail Station. Close to some of London's top leisure destinations and amenities, including the O2, ExCel London, Thames Barrier, University of East London, University of Greenwich, Ravensbourne University, Emirates Cable Line and London City Airport.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,173	108.98
Total	**1,173**	**108.98**

Viewings

Strictly by appointment.

Terms

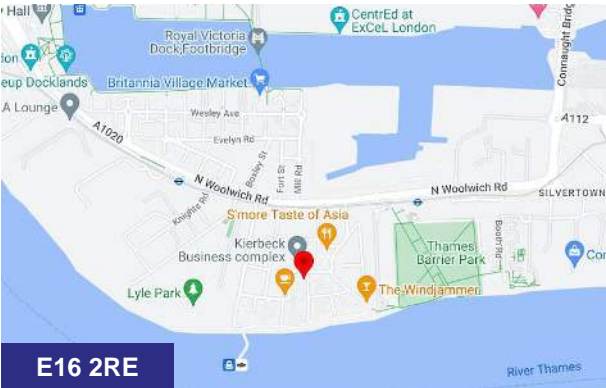A new FRI lease is to be contracted outside the Landlord & Tenant Act 1994.

VAT

Applicable.

Parking

Available on a separate arrangment.

Legals

Each party is to bear their own legal costs.

E16 2RE

Viewing & Further Information

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