

Est. 1955

# Tarn &Tarn

ROYAL WHARF,  
NORTH WOOLWICH  
ROAD,  
SILVERTOWN, E16 2RE

NEWLY BUILT SHELL &  
CORE E-CLASS UNITS  
1,173 FT<sup>2</sup> – 3,561 FT<sup>2</sup>



# DESCRIPTION

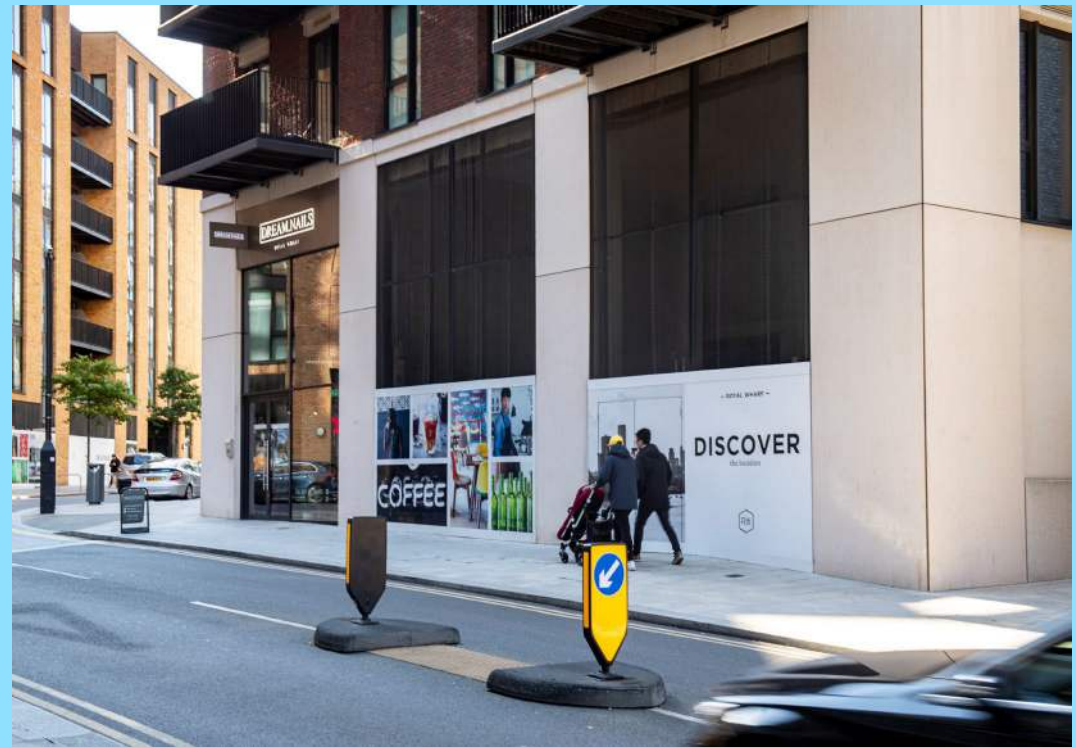
Developed by Ballymore & Oxley, this brand new, modern, mixed-use development with 3,385 new homes is fully built and ready for occupation. The new 'town' will feature a new town square, high street retail, restaurants, bars, leisure space, new school, pub and medical centre. The area is served by 12 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.

# AMENITIES

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





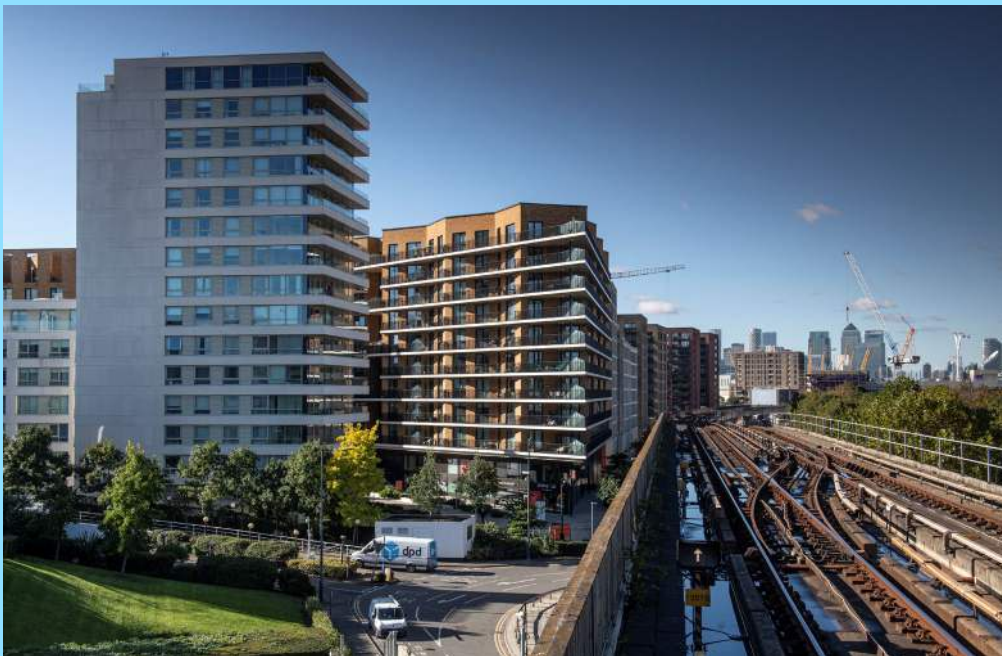







# LOCATION

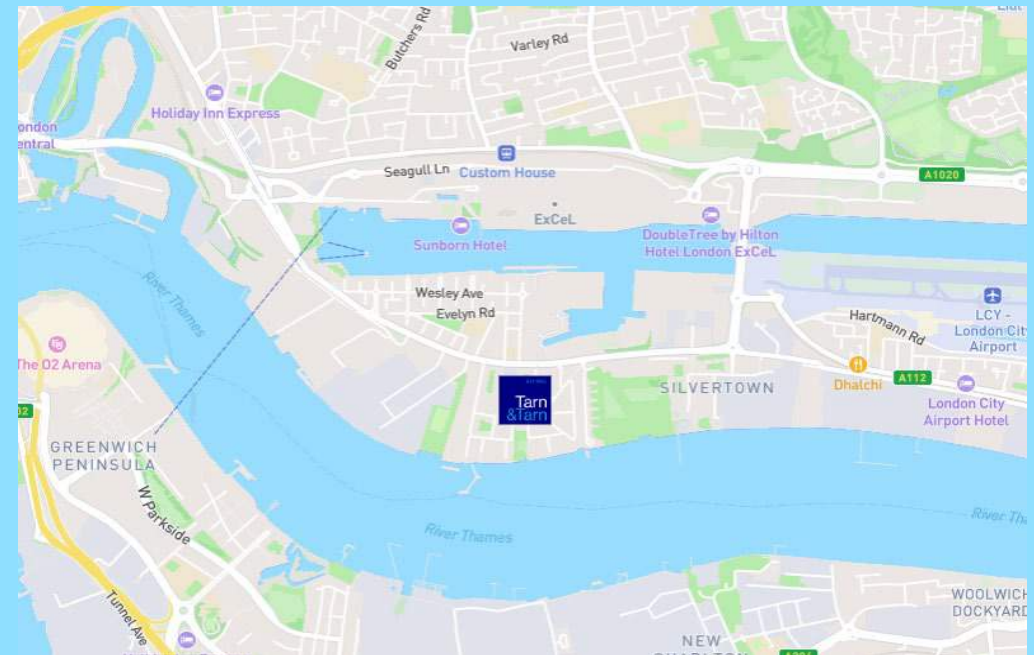
## THE AREA

Enjoy excellent access to central London via the Underground, DLR, and Crossrail. From West Silvertown Station, it's just a 12-minute ride to Canary Wharf and 20 minutes to The City via DLR. Pontoon Dock DLR Station is only 0.2 miles away, a quick 5-minute walk, providing fast access to London City Airport in just 4 minutes. You'll also be close to some of London's top leisure destinations and amenities, including the O2 Arena, ExCeL London, Thames Barrier, University of East London, University of Greenwich, and many more. Additionally, a new tunnel directly linking this area to Greenwich Peninsula is currently in development and expected to be completed by 2025.



## TRANSPORT

-  Pontoon Dock (5-minute walk) – DLR Line
-  West Silvertown (10-minute walk) – DLR Line
-  Custom House (23-minute walk) – DLR & Elizabeth Line



# ACCOMMODATION

UNIT	SQ FT	RENT (£ psf)	SERVICE CHARGE (£ psf)	STATUS
UNIT 9.01	3,509	£23	£3.50	AVAILABLE
UNIT 16.01	2,722	£23	£3.50	AVAILABLE
UNIT 21.02	1,652	£23	£3.50	AVAILABLE
UNIT 21.03	3,336	£23	£3.50	AVAILABLE
UNIT 22.09	3,561	£23	£3.50	AVAILABLE
UNIT 13.01	1,575	£23	£3.50	AVAILABLE
UNIT 17.01	2,009	£23	£3.50	AVAILABLE
UNIT 20.01	2,470	£23	£3.50	AVAILABLE
UNIT 20.01A	3,164	£23	£3.50	AVAILABLE
UNIT 20.02	2,484	£23	£3.50	AVAILABLE
UNIT 24.02	1,173	£23	£3.50	UNDER OFFER

## BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

## TERMS

A New FRI Lease to be contracted outside the provision and security of the Landlord and Tenant Act 1954

## VAT

VAT Applicable on Rent, Rental Deposit, Service Charge and Building Insurance

## LOCAL AUTHORITY

London Borough of Newham





# DEVELOPMENT BLOCK PLAN



Est. 1955

Tarn  
&Tarn

## VIEWINGS

---

**TARN & TARN**  
**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

**T** 020 7377 8989  
**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

---

**ARTHUR NOWICKI**  
**T** 07792 711461  
**E** [ARTHUR@TARN-TARN.CO.UK](mailto:ARTHUR@TARN-TARN.CO.UK)

**OLLIE LAZARUS**  
**T** 07805 756620  
**E** [OLLIE@TARN-TARN.CO.UK](mailto:OLLIE@TARN-TARN.CO.UK)

**GASPER KOSCIK**  
**T** 07554 640000  
**E** [GASPER@TARN-TARN.CO.UK](mailto:GASPER@TARN-TARN.CO.UK)



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE  
SINCE 1955.**