

Est. 1955

# Tarn &Tarn



ROYAL WHARF  
NORTH WOOLWICH  
ROAD  
SILVERTOWN  
E16 2RE

NEWLY BUILT SHELL &  
CORE E-CLASS UNITS  
1,652 FT<sup>2</sup> – 3,561 FT<sup>2</sup>

## DESCRIPTION

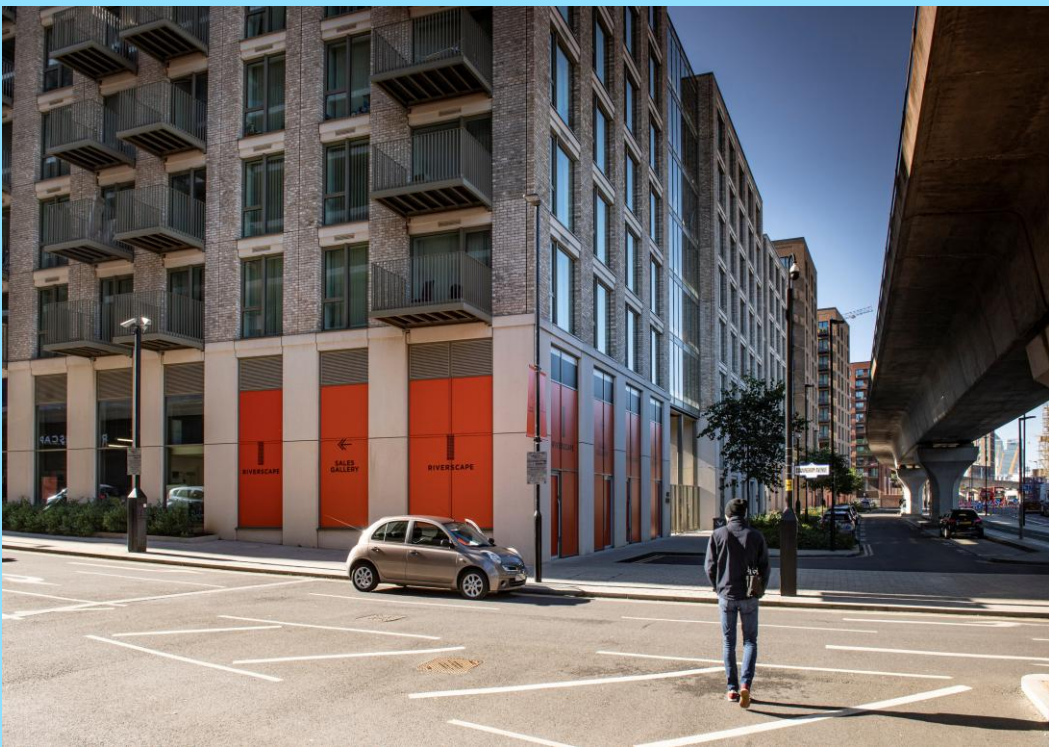
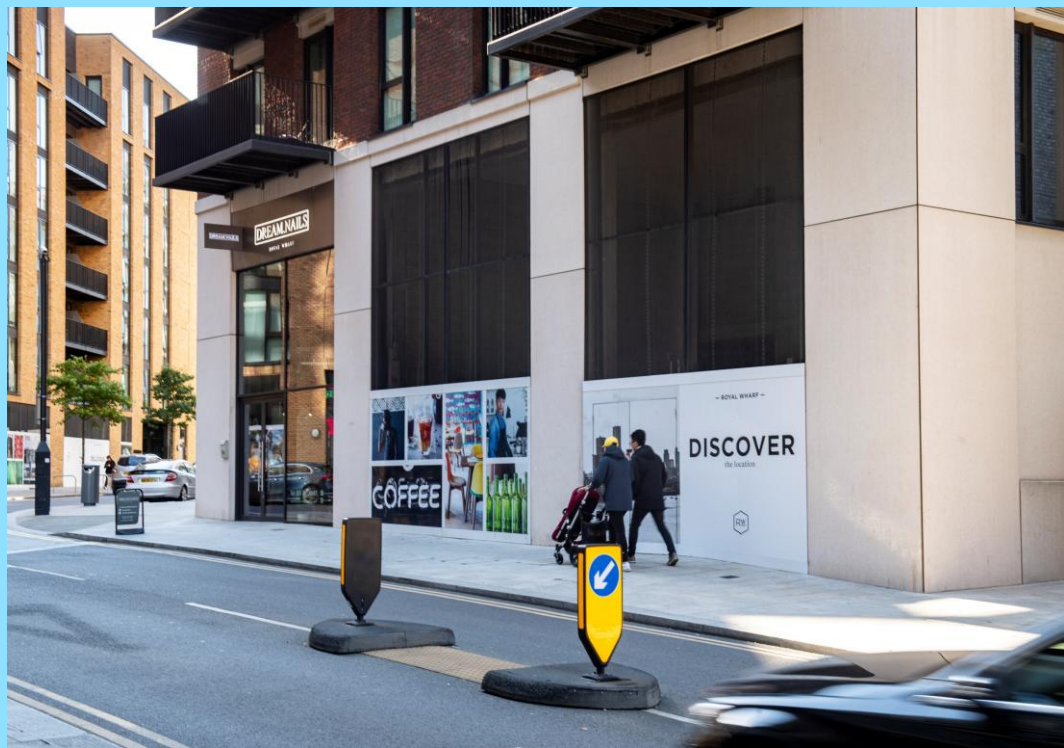
Developed by Ballymore and Oxley, Royal Wharf is a mixed-use development offering 3,385 luxury residential units and over 11,150 sqm of retail and commercial space. With options for double shop frontage and mezzanine levels, each unit will be delivered in shell and core condition, providing great flexibility and a blank canvas for a variety of businesses to establish their identity within this vibrant development. The development boasts stunning views, a strong sense of community, and convenient access to essential amenities, including a school, medical centre, shops, restaurants, and cafes. Residents can also enjoy green spaces, the scenic Thames Path, and top-tier leisure facilities, including gyms. Well-connected by DLR stations and situated close to London City Airport, Royal Wharf offers quick access to Canary Wharf, the City, and beyond.

## AMENITIES

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





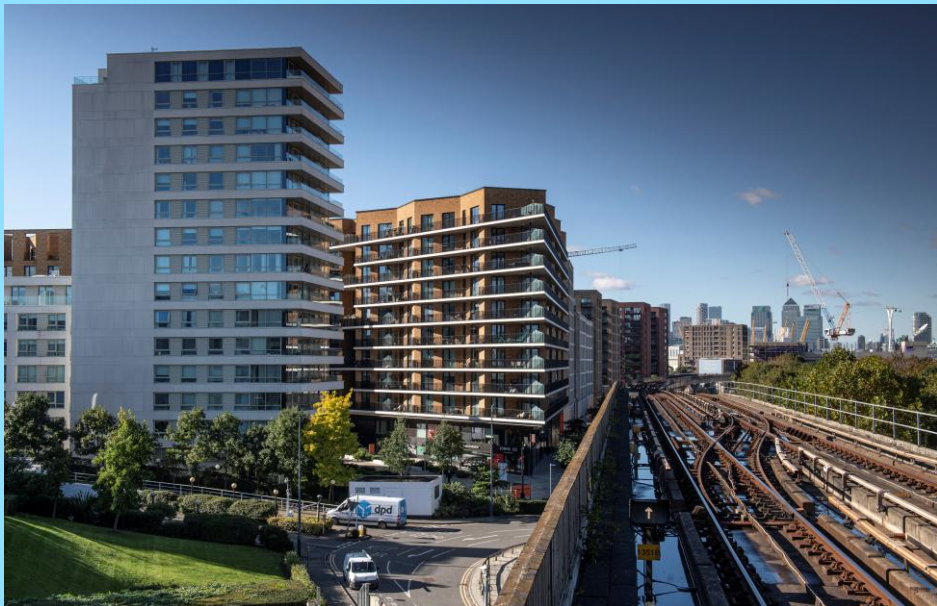







# LOCATION

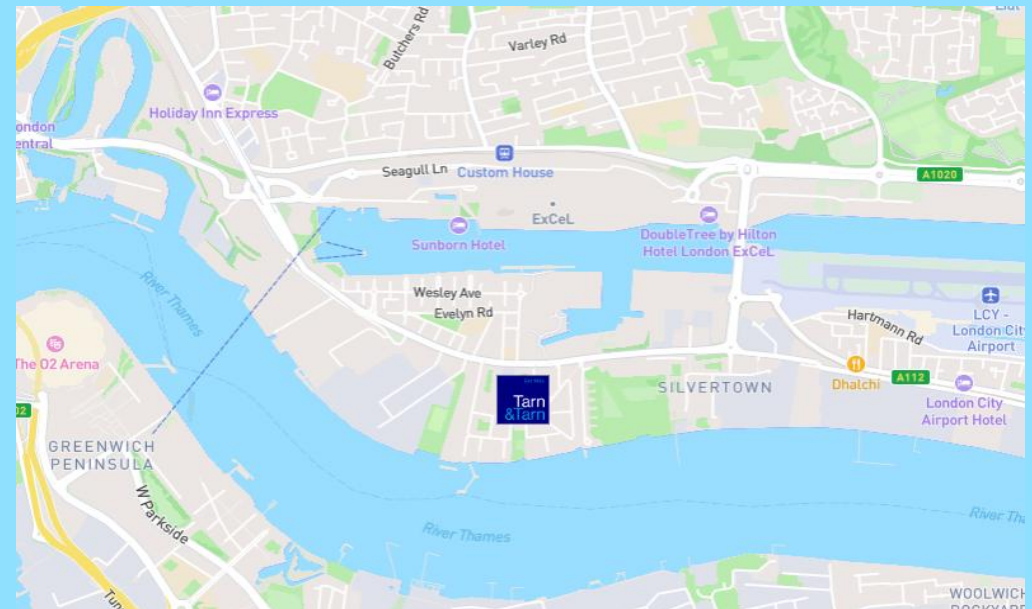
## THE AREA

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 NUMBER	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES	AVAILABILITY
9.01	3,509	£23.00	£3.50	TBA	AVAILABLE
22.08	1,652	£23.00	£3.50	TBA	AVAILABLE
16.01	2,722	£23.00	£3.50	TBA	AVAILABLE
22.02	3,261	£23.00	£3.50	TBA	AVAILABLE
20.02	2,484	£23.00	£3.50	TBA	AVAILABLE
22.09	3,561	£23.00	£3.50	TBA	AVAILABLE
20.01A	3,164	£23.00	£3.50	TBA	AVAILABLE

# 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



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## VIEWINGS

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## TEAM

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