

Est. 1955

Tarn &Tarn

UNIT 3.02 ROYAL
WHARF – 8 ROYAL
CREST AVENUE
SILVERTOWN
LONDON
E16 2TQ

MODERN
COMMERCIAL UNIT
WITH VACANT
POSSESSION —
ROYAL WHARF, E16
1,263 SQFT



DESCRIPTION

A rare opportunity to acquire a commercial unit within the highly regarded Royal Wharf development, offered with vacant possession and ideal for an owner-occupier looking to secure their own premises. The unit benefits from excellent ceiling height and a striking floor-to-ceiling double glass frontage, flooding the space with natural light and offering strong street presence. Finished to a modern standard throughout, the property is ready for immediate occupation and sits within walking distance of the Pontoon Docks, placing it at the heart of one of East London's fastest-growing riverside communities.

SUMMARY

- Excellent Ceiling Height
- Vacant Possession
- Modern Finishing
- Floor-to-Ceiling Double Glass Frontage
- Walking Distance to Pontoon Docks

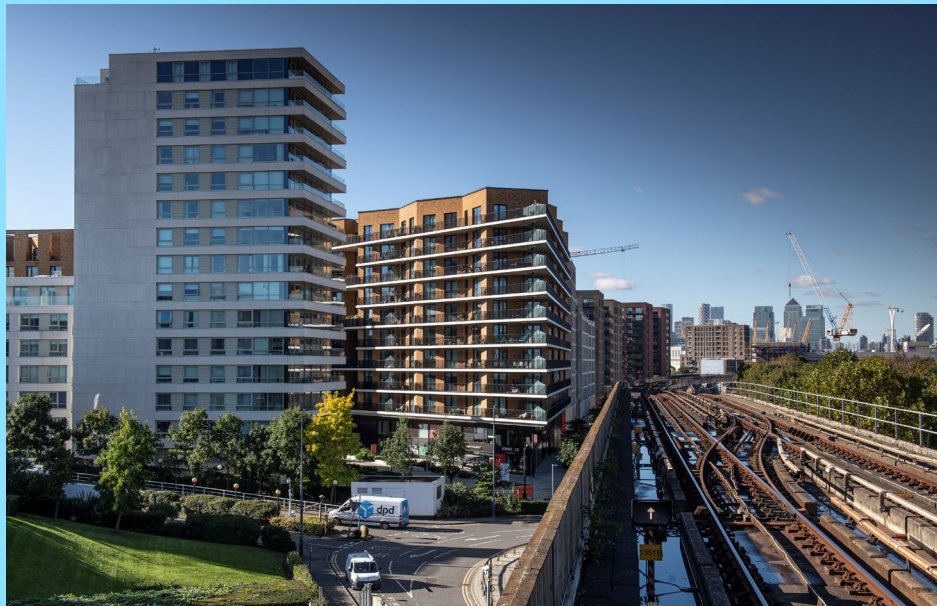







LOCATION

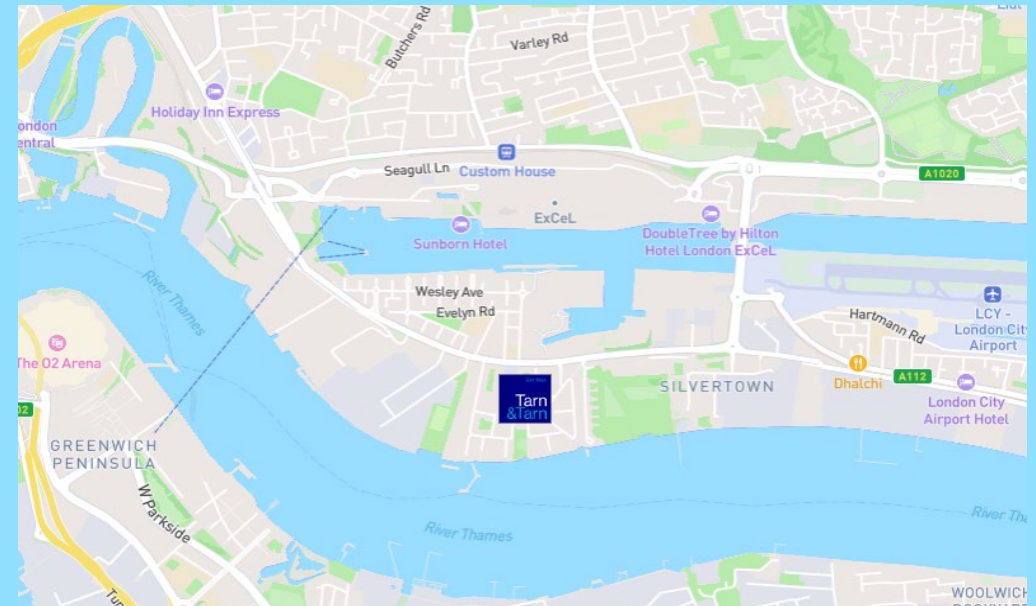
THE AREA

The property is situated within Royal Wharf, a landmark riverside development on the north bank of the Thames in Silvertown, E16. The scheme benefits from excellent transport connectivity via Pontoon Dock DLR station, providing swift access into Canary Wharf and the wider City, while the area continues to see significant investment and regeneration, establishing itself as one of London's most exciting emerging riverside destinations. Surrounded by a growing mix of shops, restaurants, and leisure amenities, along with landscaped riverside walkways, the location offers an attractive setting for both occupiers and visitors alike.



TRANSPORT

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



ACCOMMODATION

FLOOR	SQ FT	ASKING PRICE	SERVICE CHARGE	BUSINESS RATES
GROUND FLOOR	1,263			
TOTAL	1,263	OFFERS IN THE REGION OF £550,000	APPROX. £4,198.22	TO BE ASSESSED

BUSINESS RATES

The property has not yet been assessed by the VOA. Interested parties are advised to make their own enquiries regarding likely rates liability.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

TERMS

Long Leasehold of 999 Years from 2022 (996 years unexpired)
Ground Rent: Peppercorn

LOCAL AUTHORITY

London Borough of Newham

BUILDING INSURANCE

Included in the service charge

VAT

Applicable



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.