

# CANARY GATEWAY, UNIT 1, E14

987 SQ. FT.

LONG-LEASEHOLD SHELL & CORE UNIT FOR SALE

LIMEHOUSE, E14

## DESCRIPTION

This self-contained ground floor unit forms part of the Canary Gateway mixed-use development completed in 2017.

The property which is offered as an E Class unit in shell & core condition, benefits from amenities including excellent ceiling heights, full-height glass frontage and good natural light.

## AMENITIES



EXCELLENT  
NATURAL LIGHT



GREAT CEILING  
HEIGHTS



DDA  
COMPLIANT



E CLASS USE



24 HOUR ACCESS

## LONG-LEASEHOLD SHELL & CORE UNIT FOR SALE



## TRANSPORT

Westferry – 5 Mins Walk



Limehouse – 9 Mins Walk



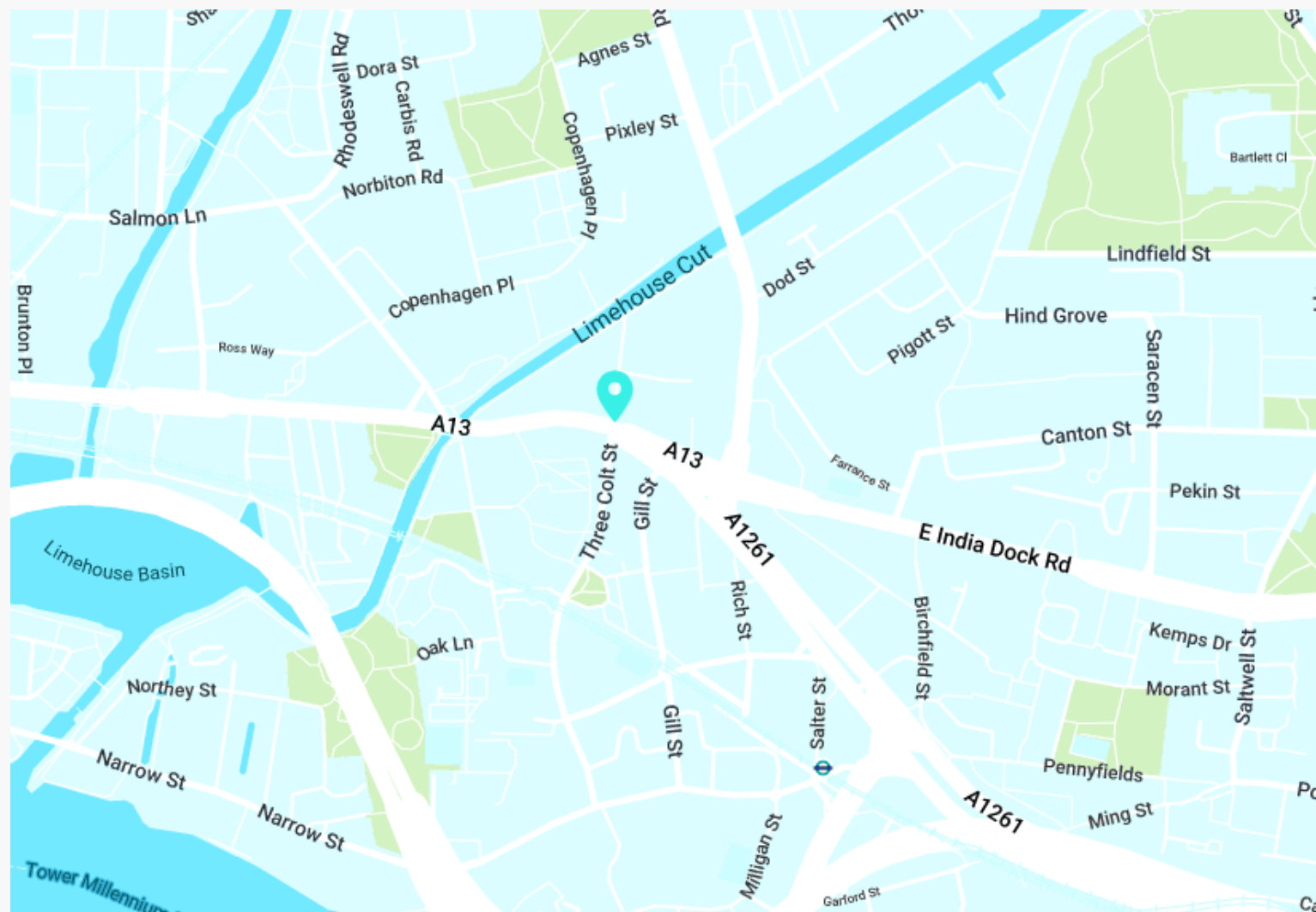
Mile End – 12 Mins Walk



## AREA

Limehouse is located in the heart of East London, within easy reach of both the City & Canary Wharf. The Canary Gateway development is located off Commercial Road on the junction of St Anne's Street & St Anne's Row. The building is situated just south of Stepney Green and Mile End, less than 2.5 miles from the City and approx. half a mile from Canary Wharf.

## LOCATION



## OPPORTUNITY

The property is being sold with vacant possession & offers are sought in the region of £195,000, reflecting a capital value of £211 psf.

## PLANNING

The building lies within the London Borough of Tower Hamlets and has established E- class use.

## CONTENT

View on our website



## TENURE

The property is held by way of long leasehold of a 999 year lease, from 31 March 2017.

## SERVICE CHARGE

Full service charge details can be provided to interested parties on request,

## VAT

VAT is applicable

# VIEWINGS VIA SOLE AGENTS

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## TEAM



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