

# THE FORGE, WESTFERRY ROAD E14

12,500 SQ FT GRADE II LISTED WAREHOUSE BUILDING RENT/SALE WESTFERRY ROAD, E14



# **BELCOR**

#### **DESCRIPTION**

Rare opportunity to rent / purchase a Grade II listed building with an abundance of industrial character. The building benefits from exposed brick walls, 6m plus ceiling heights, steel girders, 10 parking spaces and ample opportunity to create additional square footage via a mezzanine

The property should be of interest for a huge range of occupiers including offices, gym, showroom, retail and leisure.

#### **AMENITIES**



24 HOUR ACCESS E CLASS USE



EXPOSED



PARKING



SELF-CONTAINED LISTED BUILDING



EXCELLENT NATURAL LIGHT

#### **SELF-CONTAINED CHARACTER WAREHOUSE**





## **BELCOR**

#### **TRANSPORT**

#### **LOCATION**

Mudchute - 5 mins



Canary Wharf – 14 min (bus) or 5 min (cycle)

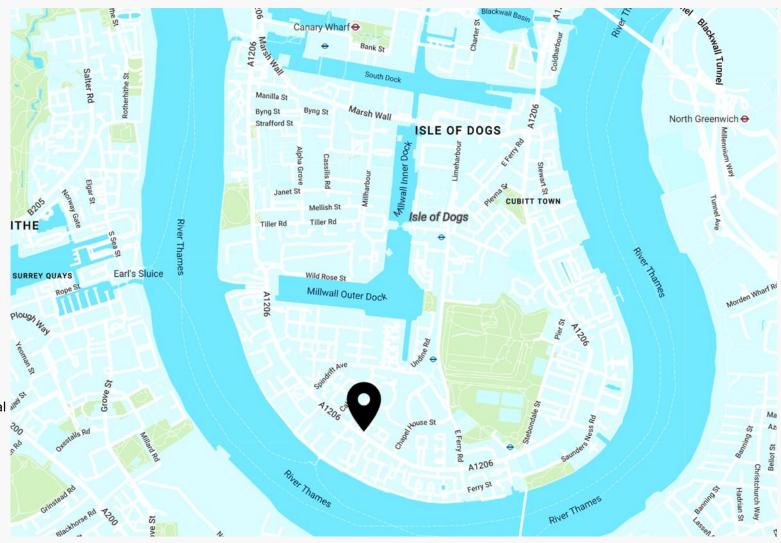




#### **AREA**

The Forge is located on the west side of the Isle of Dogs in East London, an area rich in traditional heritage.

The building is located right by the river with frequent riverboat serviced to Central London and Greenwich, a superb way to travel and very close to Greenwich and Canary Wharf with good transport to the DLR.



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### **AVAILABILITY**

own enquiries with the local authority.

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	Aprrox 12,500	Under Offer	£26.50	£9.95	Nil	£37,968

UNIT	SIZE (SQ FT)	STATUS	PRICE	PRICE (PSF)
Ground Floor	Aprox 12,500	Under Offer	£4,000,000	£320

LEASE		TIMING	CONTENT	
	A new lease to be contracted outside the Landlord & Tenant Act	Available immediately	View on our website	

RATES	VAT	TENURE
The rates given are a guide and	VAT is applicable.	Freehold with vacant possession
Interested parties should make their		

<sup>\*</sup>BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.



## **VIEWINGS VIA JOINT SOLE AGENTS**

#### **BELCOR**

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## **TEAM**



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