

**THE FORGE,
WESTFERRY ROAD E14**

12,500 SQ FT

GRADE II LISTED WAREHOUSE BUILDING

RENT/SALE

WESTFERRY ROAD, E14



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY

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



EXCELLENT
TRANSPORT LINKS



EXPOSED
BRICKWORK



PARKING



EXCELLENT
NATURAL LIGHT



SELF-CONTAINED



LISTED BUILDING



GREAT CEILING
HEIGHTS

SELF-CONTAINED CHARACTER WAREHOUSE





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TRANSPORT

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.

LOCATION



AVAILABILITY

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

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

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available immediately

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

TENURE

Freehold with vacant possession

VIEWINGS VIA JOINT SOLE AGENTS

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