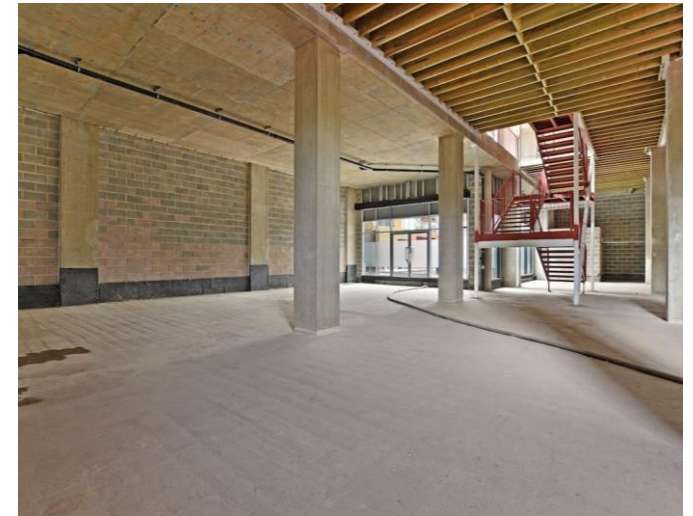


CANARY GATEWAY, UNIT 5, E14

4,925 SQ. FT.
LONG-LEASEHOLD COMMERCIAL UNIT FOR SALE
LIMEHOUSE, E14



WARNING
This area is under 24 hour
CCTV surveillance.
Any trespass will be
reportedly prosecuted.



DESCRIPTION

Forming part of the Canary Gateway mixed development scheme, The shell & core commercial unit arranged over ground and 1st floors benefits from excellent ceiling heights exceeding 5-metres, full-height glass frontage and good natural light. The unit would be of real interest to a range of investors or creative owner occupiers. The space also benefits from two underground car park spaces.

AMENITIES



GOOD FRONTAGE



GREAT CEILING



PARKING



EXCELLENT
NATURAL LIGHT



24 HOUR ACCESS

LONG-LEASEHOLD SHELL & CORE UNIT FOR SALE



TRANSPORT

Westferry – 5 Mins Walk



Limehouse – 9 Mins Walk



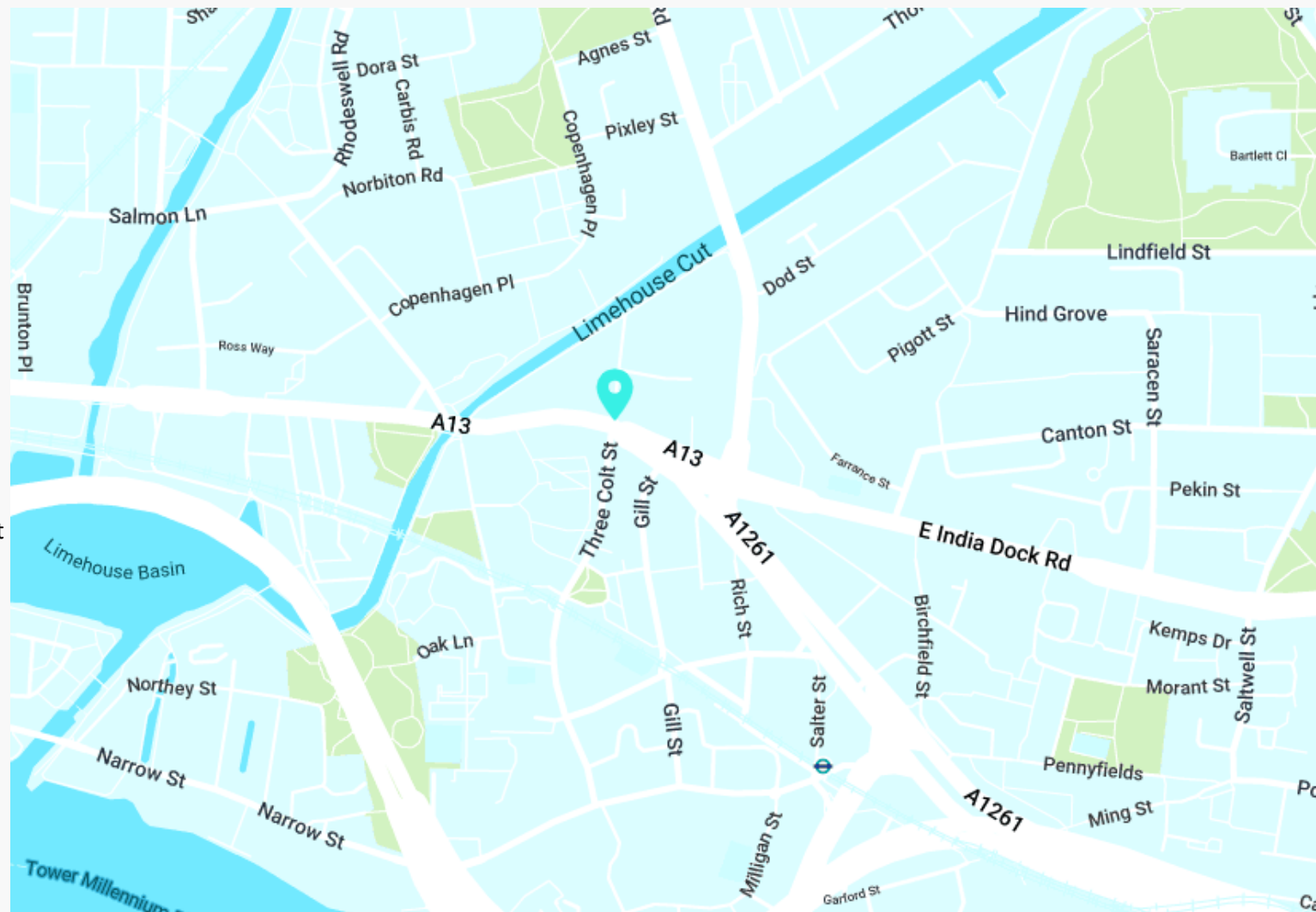
Mile End – 12 Mins Walk

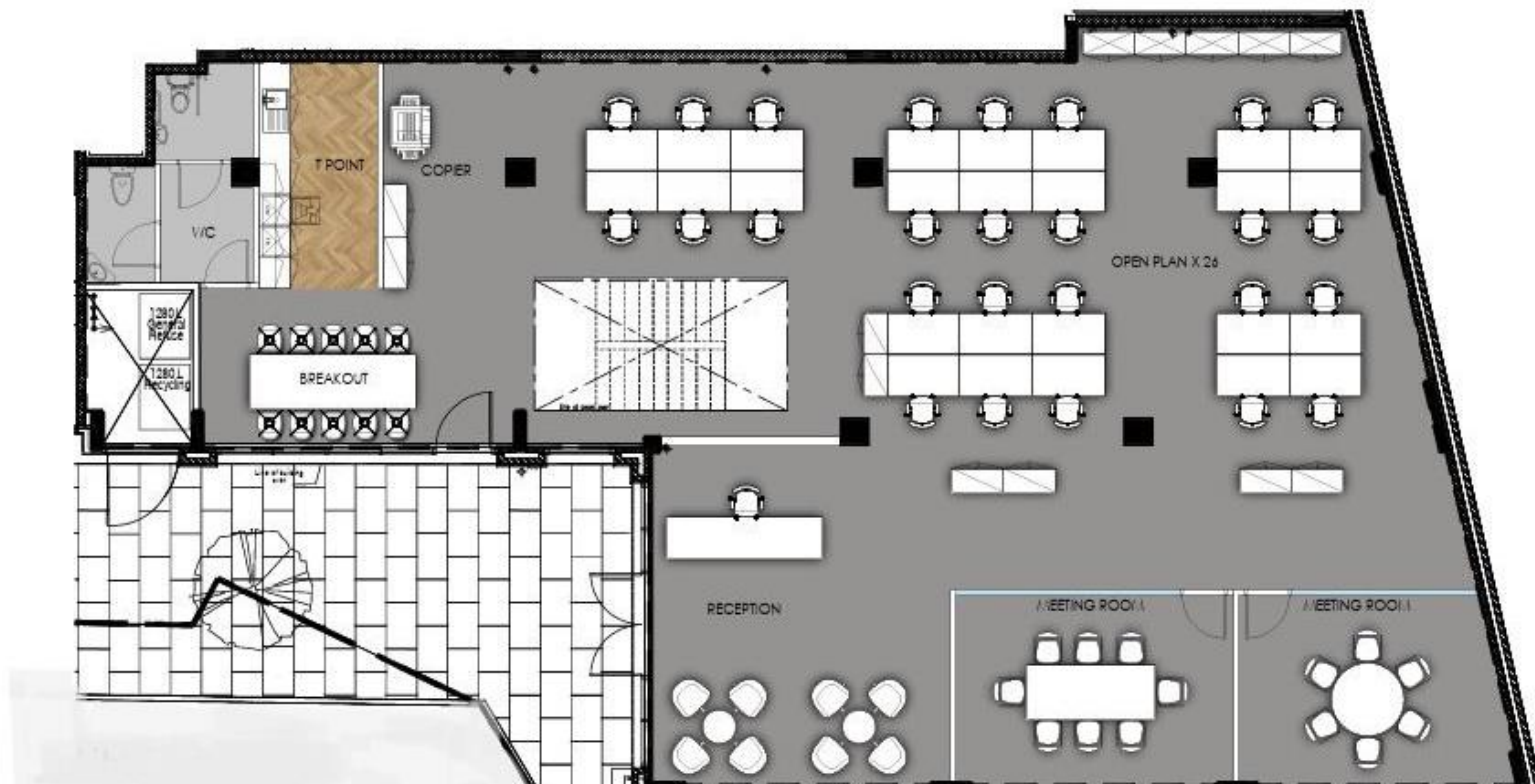
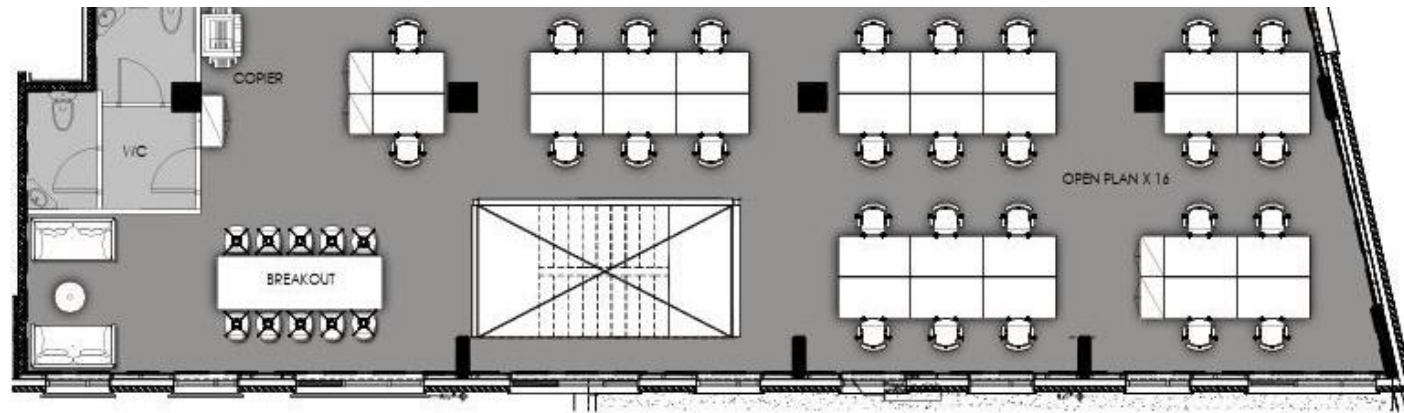


AREA

The property is situated in Limehouse, East London, within the Borough of Tower Hamlets. Commercial Road, around 300 meters away, offers a range of shops, cafés, and restaurants within 500 metres. Westferry DLR Station (approx. 500 meters) and Limehouse Station (approx. 800 meters) provide excellent links to Canary Wharf, the City, and beyond. Several bus routes also serve the area via Commercial Road.

LOCATION





AVAILABILITY

FLOOR	SIZE (SQFT)	SERVICE CHARGE (PA)	RATES (PA)	PRICE	PRICE (PSF)
Ground	2,945				
Lower Ground	1,980				
Total	4,925	£30,000	£39,000	Offers In Excess Of: £750,000	£152.00

TENURE

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

PLANNING

The building lies within the London Borough of Tower Hamlets and has established use under the former A1 Retail, A2 & B1 Office Use.

CONTENT

View on our website



RATES

Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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