

**TO LET / FOR SALE - EDUCATION / GYM / HEALTHCARE / OFFICE / RESTAURANT /
CAFE / RETAIL / TRADE COUNTER / INDUSTRIAL / WAREHOUSE**

CAXTON WORKS

Hoy Street, Canning Town, E16 1ZA



Key Highlights

- 2,548 sq ft
- Characterful commercial units
- Suitable for a number of uses
- Available to let at £20 per sq.ft or purchase for £300 per sq.ft

Summary

Available Size	2,548 sq ft / 236.72 sq m
Rent	£20 per sq ft
Price	£764,000 £300 per sq.ft
EPC	B

Description

Caxton Works is the beating heart of a redeveloped two-acre site in Canning Town masterminded by architect Studio Egret West. Caxton Works is a sustainable commercial quarter with a range of businesses consisting of thirteen units at ground and mezzanine levels.

Hoy Street, which runs between the North and South blocks which creates a community feel and drives footfall to local businesses. Caxton Works has attracted a number of exciting tenants to the estate including Golden Cradle nursery, Myma Japanese restaurant, Rise Climbing (wall climbing), Ice cream maker & parlour (Brass Monkey), dog care (Tongues & Tails), a health charity (Care in Mind) and Luv Yourself (yoga and wellness).

Location

The Canning Town area is undergoing significant regeneration led by numerous high-rise residential schemes with ground floor commercial elements.

Canning Town station is within a 5 minute walk providing Jubilee Line and DLR access whilst the newly opened Elizabeth Line can be accessed from the nearby London Excel centre which is a 15 minute walk that also provides access to the Emirates Air Line cable car.

Got a taste for adventure? Enjoy a post-work swim in London Royal Docks – the most iconic outdoor swimming spot in the world.

Or if you prefer retail therapy to open water, you're just a short trip from Stratford's Westfield shopping Centre, which houses just about every shop you could ever need to visit.

Journey times from Custom House, Elizabeth Line to Canary Wharf 5 mins, Liverpool Street 8 mins, Bond Street 20 mins.

Accommodation

Caxton Works consists of thirteen commercial units with a combined area of 23,000 sq.ft. We currently have one unit available, with a mezzanine. The unit has been fitted including WC's, floor finishes, lighting, and power etc.

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
Unit - 10	2,548	£20	£7.50	£2	£75,166	Available

Terms

The unit is available on new effective Full Repairing and Insuring lease or alternatively for sale on a long leasehold at £300 per sq.ft.

Planning Use

Available for a variety of uses under Class E (retail, restaurant, offices, light industrial, healthcare, gym, leisure).

Other uses will be considered subject to all necessary consents.

These units cannot provide vented external cooking extraction.

VAT

The estate is elected for VAT.