



# FOR SALE

Suite 3, 17 Pepper Street London, E14 9RP

**538 sq ft plus car parking space**

**Offices with potential for conversion to residential use**



**Waterside Office Suite with Balcony For Sale**

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# Suite 3, 17 Pepper Street, London, E14 9RP

## Description

The property comprises a first floor self-contained office suite with excellent natural light to three elevations, double glazed windows and patio doors leading to a south facing balcony. The office benefits from the following amenities:

- Open plan design
- Excellent natural light
- LED lighting
- Wall mounted electric heating
- Fitted kitchen
- WC and shower
- Passenger Lift to all floors
- Car parking space in garage nearby

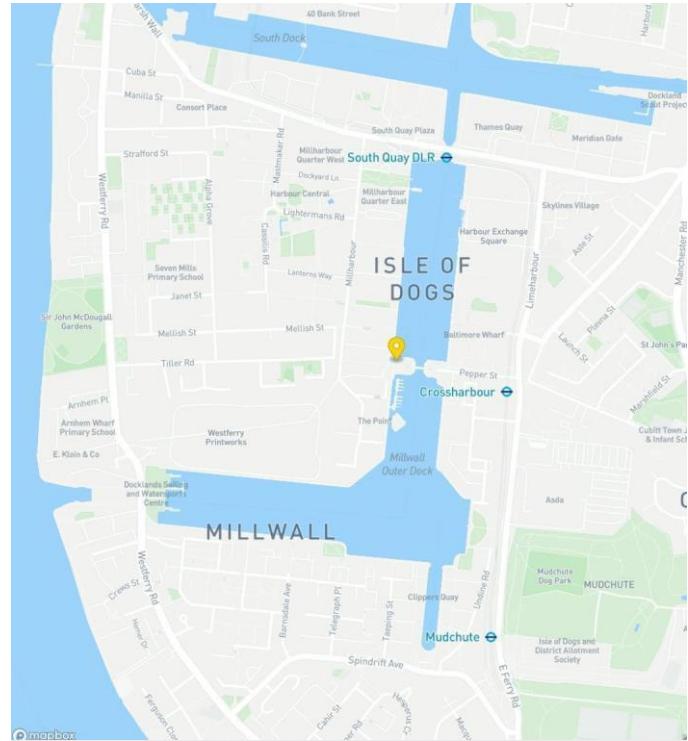
The property has potential to convert to residential use, subject to local authority planning approval.

## Location

The property is located in an attractive waterside location adjacent to Millwall Dock within the popular Glengall Bridge area of London Docklands. The Crossharbour South Quay DLR stations are within easy walking distance and Canary Wharf is just 10 minutes walk, offering transport connections on the Jubilee and Elizabeth Lines, together with extensive retail, restaurant and leisure facilities.

## Accommodation

Name	sq ft	sq m	Availability
1st - First Floor Office Suite	538	49.98	Available



## TERMS

For Sale

## PRICE

£325,000

## VAT

VAT is payable on the purchase price

## EPC

An EPC has been commissioned and will be available shortly.

## BUSINESS

## RATES

The property is exempt. No Business rates are currently payable.

## Contacts

Nick Haywood

07836 554624

[nick.haywood@strettsons.co.uk](mailto:nick.haywood@strettsons.co.uk)



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