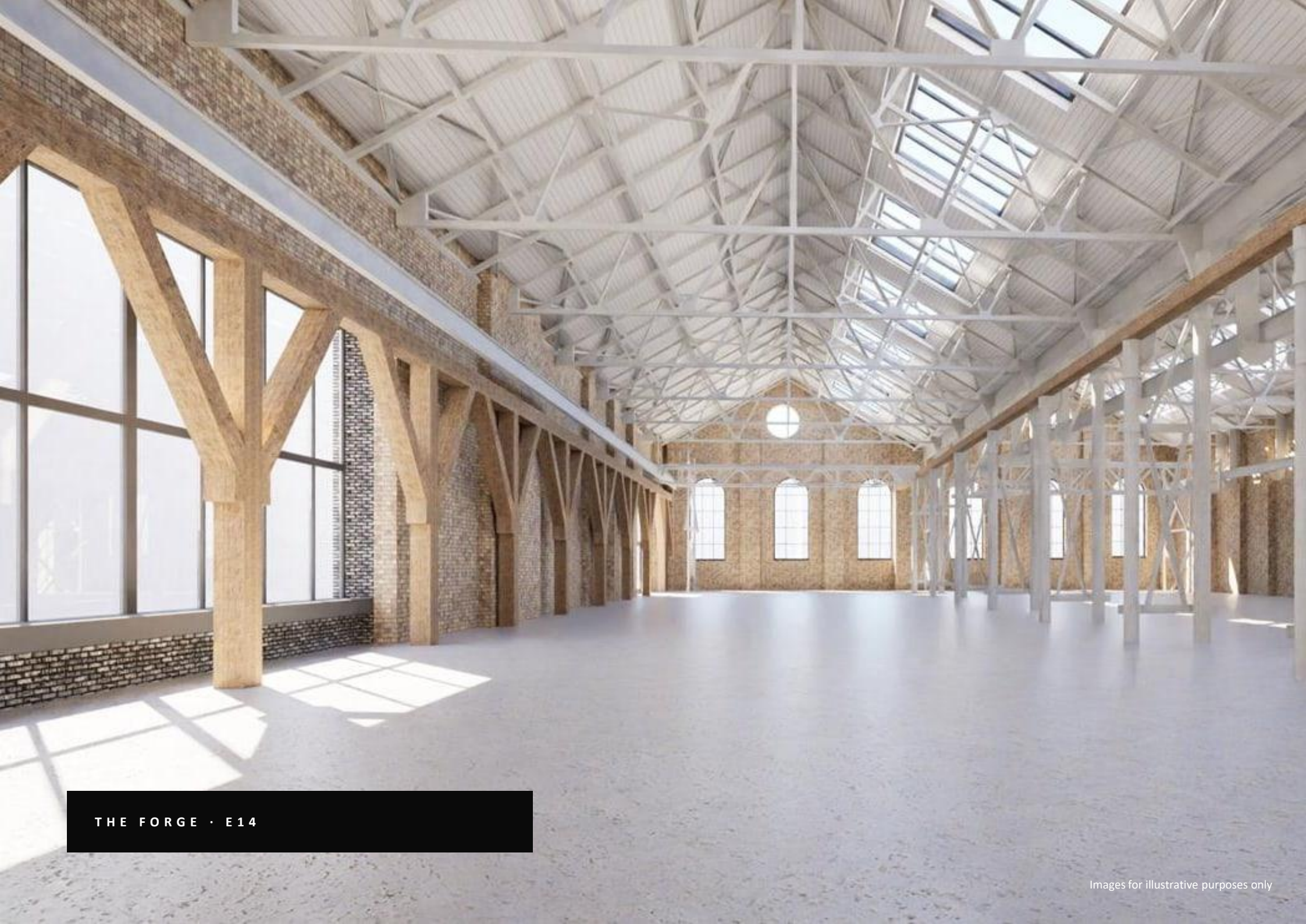
BELCOR

WESTFERRY ROAD · ISLE OF DOGS · LONDON E14

The Forge

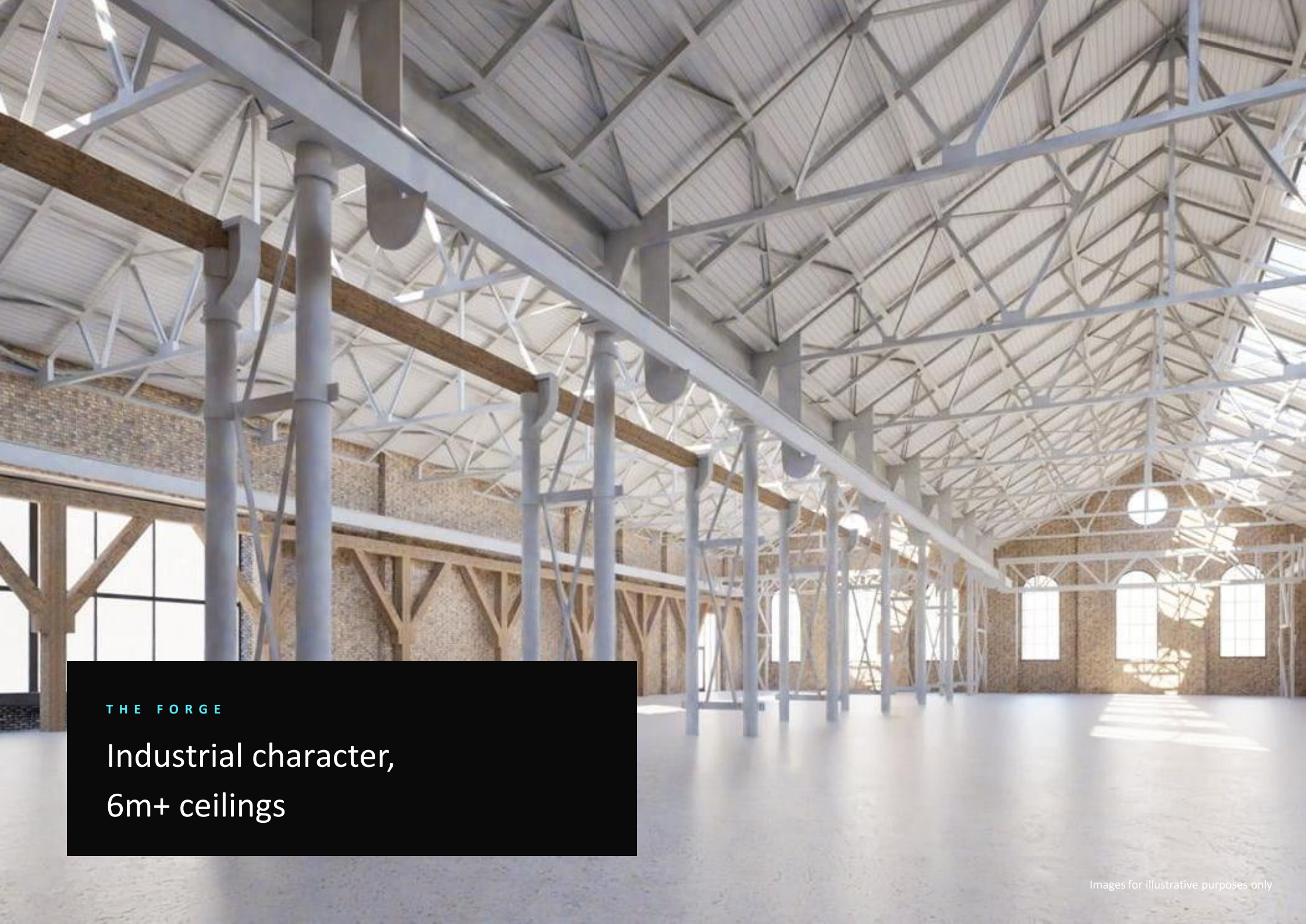
A Grade II listed warehouse building, to rent or buy

c. 12,500	6m+	10	Under offer
SQ FT	CEILING HEIGHTS	PARKING SPACES	STATUS



THE FORGE · E14

Images for illustrative purposes only



THE FORGE

Industrial character, 6m+ ceilings

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01 DESCRIPTION

A self-contained character warehouse

A rare opportunity to rent or buy a Grade II listed building full of industrial character, with exposed brick walls, ceiling heights of 6m plus, steel girders and 10 parking spaces, plus plenty of scope to add space with a mezzanine.

It should interest a huge range of occupiers, including offices, gyms, showrooms, retail and leisure.

c. 12,500
SQ FT

Grade II
LISTED

10 spaces
PARKING

Freehold
OR LEASE



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02 AMENITIES

Industrial character, essentials covered

01 Grade II listed

02 Industrial character

03 6m+ ceiling heights

04 Exposed brick walls

05 Steel girders

06 Mezzanine potential

07 10 parking spaces

08 Self-contained

09 Freehold for sale

10 Gym potential

11 Riverboat services nearby

12 5 mins to Mudchute

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03 LOCATION

On the Isle of Dogs

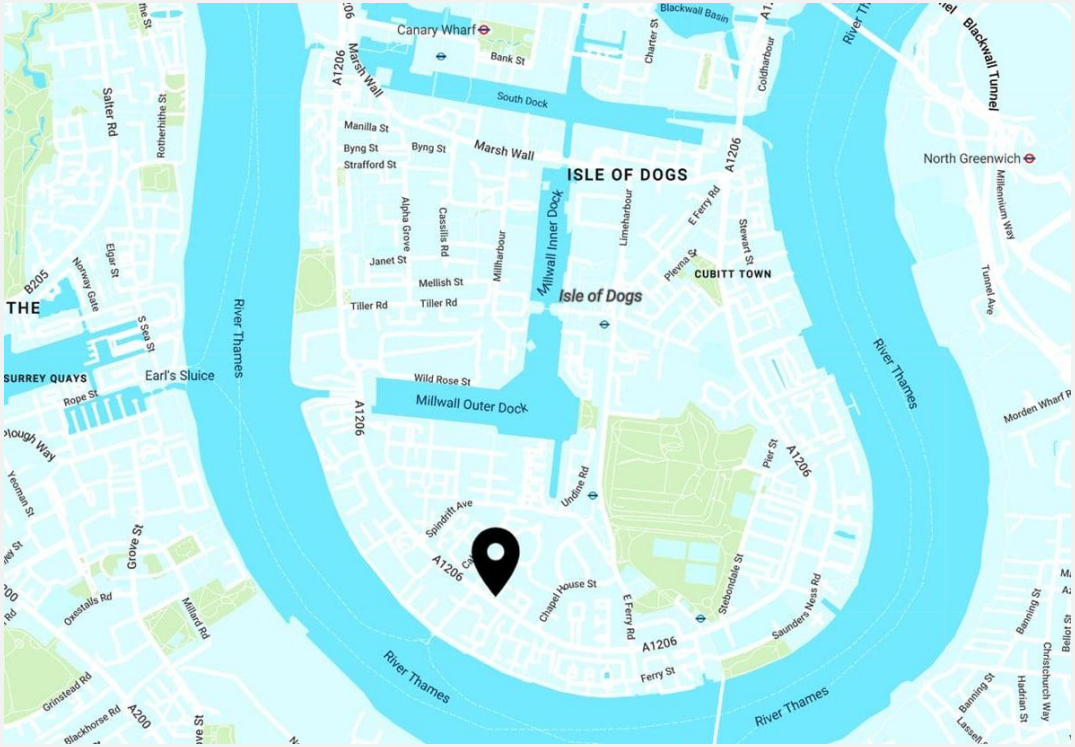
On the west side of the Isle of Dogs, an area rich in heritage, right by the river with frequent riverboat services to central London and Greenwich. Canary Wharf is 14 minutes by bus or 5 by bike, and the DLR is close by.

5
MIN WALK

Mudchute
DLR

14
MIN WALK

Canary Wharf (bus)
Elizabeth, Jubilee, DLR



The Forge, Westferry Road, E14

04 AVAILABILITY & TERMS

Under offer

FLOOR	SQ FT	STATUS	OPTION
Ground	c. 12,500	Under offer	To let
Ground	c. 12,500	Under offer	Freehold sale

Rent	**£26.50 psf**	£331,250 pa
Business rates (est.)	**£9.95 psf**	Guide only
Service charge	**Nil**	

FREEHOLD · £320 PSF

£4,000,000

LEASE · RENT & RATES

£37,969 pcm

LEASE

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

TENURE

Or freehold with vacant possession.

TIMING

Available immediately.

RATES

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

VAT

VAT is applicable.

CONTENT

View on our website →

BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, 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.

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We Don’t Do Boring Offices