

767 COMMERCIAL ROAD, E14

2,964 SQ. FT.
NEW-BUILD CANAL-SIDE COMMERCIAL UNIT
LIMEHOUSE, E14





DESCRIPTION

This brand-new self-contained unit is positioned beneath and adjacent to a brand-new development comprising nine residential apartments, approximately 220 co-living units and a c. 27,000 sq ft flagship commercial unit creating a vibrant and high-footfall environment. Benefiting from prominent position, canal-side frontage together with direct access from a newly built towpath staircase. This unit would be of strong interest to a range of retail, café, and leisure occupiers.

AMENITIES



EXCELLENT
TRANSPORT LINKS



SELF-CONTAINED



OPEN PLAN



FLOOR TO
CEILING GLAZING



OUTDOOR SEATING



EXCELLENT
NATURAL LIGHT



RETURN
FRONTAGE



24 HOUR ACCESS



E CLASS USE

NEW-BUILD CANAL-SIDE COMMERCIAL UNIT



TRANSPORT

Westferry - 5 mins



Limehouse – 10 mins



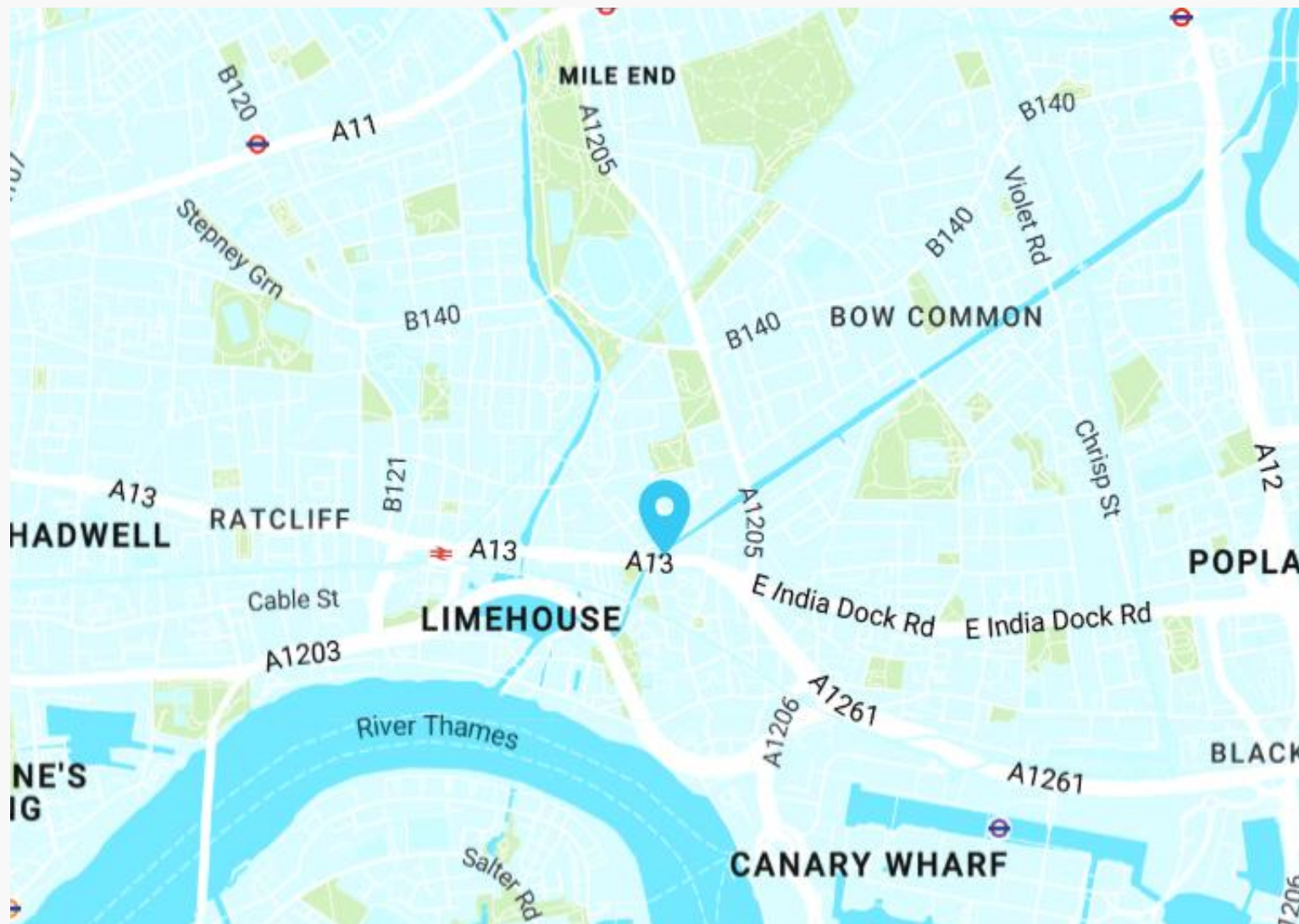
Mile End – 20 mins



AREA

The building is located on Commercial Road, in the heart of Limehouse, offering convenient access to the wide range of amenities available in nearby Canary Wharf, Whitechapel, and Shadwell. It is situated nearby both Westferry and Limehouse Station, providing excellent transport links. The area is well-served by a variety of local retail brands, as well as an abundance of green spaces and local parks, making it an ideal location for both business and leisure.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PA)	RATES (PSF)	SERVICE CHARGE (PA)	TOTAL (PCM)
Ground	925	-	-	-	-	-
Lower Ground	2,039	-	-	-	-	-
Total	2,964*	Available	£65,000	TBC	TBC	TBC

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.

STORAGE

***The property includes an additional 143 sq ft of demised storage space.**

*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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