

FIELD & SONS

COMMERCIAL

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SMALL OFFICE UNIT FOR SALE 3 RALEIGH HOUSE, ADMIRALS WAY, LONDON E14 9SN



APPROX. 714 SQ FT (66.3 SQM)

LOCATION

Office unit with waterside presence in Canary Wharf. Raleigh House is within a 3 minute walk of Cabot Square and Canada Square (including Canary Wharf Underground station) via the footbridge connecting the main estate with South Quay, which in itself is a vibrant office area also offering an array of restaurants integrating well with prime residential developments. South Quay and Heron Quays DLR stations are also within a short walk, whilst the Elizabeth Line is approximately 550 meters to the north.

DESCRIPTION

The available accommodation is on the first floor of this 4 storey end terrace building. The suite is self-contained and comprises a front and rear office together with kitchen and two w.c.s (one with shower).

Accessed via the communal ground floor entrance with stairs to the upper floors.

Includes one parking space.

ACCOMMODATION

Comprises a total approximate Net Internal Floor Area of 714 sq ft (66.3 sqm).

3 RALEIGH HOUSE, E14

AMENITIES

Does require internal refurbishment but existing amenities include :

- Gas central heating
- Two w.c.s (one with shower)
- Separate kitchen point
- Entryphone
- One allocated car parking space
- Front and rear balcony

TERMS

The property is offered for sale with full vacant possession by way of the existing 200 year (less 7 days) leasehold from 26th June 1984, with a £1 ground rent.

PRICE

Offers in the region of £370,000 for the long leasehold interest.

BUSINESS RATES

Approximately £9,680 payable 2024/25 (current Rateable Value is £18,250).

SERVICE CHARGE

Currently £6,620 per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 61 (Band C).

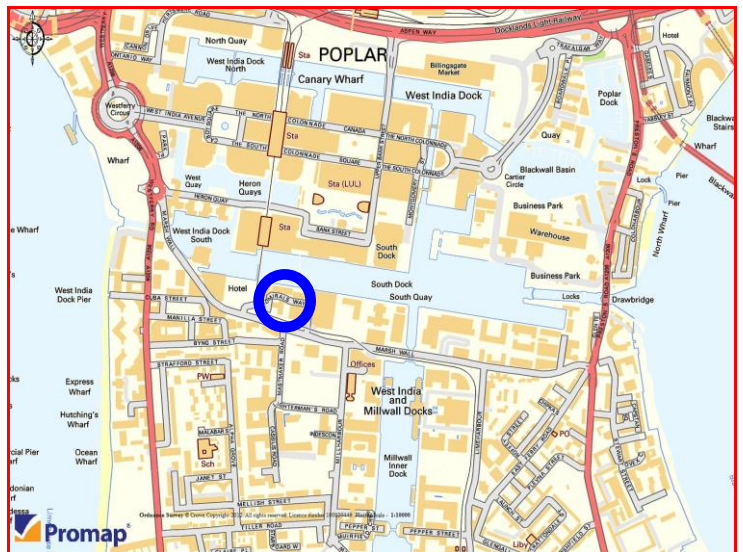


FURTHER DETAILS

For further details please contact :

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