

TO LET / FOR SALE - D1 (NON RESIDENTIAL INSTITUTIONS) / EDUCATION

CONSORT PLACE

70 Manilla Street, E14 8LP



Key Highlights

- 23,452 sq ft
- Adjacent to two new hotels
- Educational use
- Available to lease or purchase for owner occupation
- Newly completed development
- Overlooking a new public landscaped garden
- Finished to shell



Summary

Available Size	23,452 sq ft / 2,178.76 sq m
Rent	£25 per sq ft
Price	Offers in excess of £10,000,000
Rates Payable	£13 per sq ft (estimated)
Car Parking	N/A
Estate Charge	£2.70 per sq ft
EPC	A (19)

Description

Consort Place is a mixed-use development located in the Isle of Dogs, London, near Canary Wharf. It features residential 135 residential apartments along with commercial space.

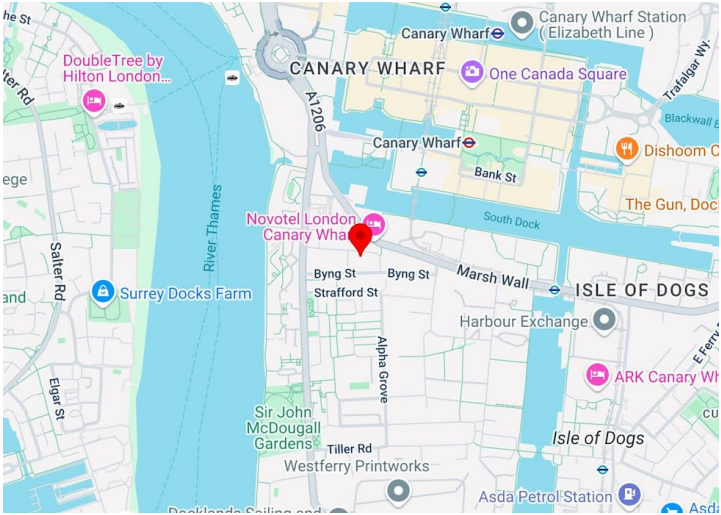
Within the same development, the neighbouring tower Aspen, is a 65-storey tower with 502 residential apartments, a new 231 room 4* Dorsett hotel along with state-of-the-art wellness facilities.

The commercial areas consist of a ground floor area overlooking a new landscaped square with a self-contained entrance serving the upper floors with dedicated terraces.

The scheme also includes the revamped North Pole traditional pub which is set to re-open soon.

Location

Consort Place enjoys unparalleled access to Canary Wharf’s financial district, shopping, and entertainment venues. With excellent transport links, including the Elizabeth Line, Jubilee Line, and DLR, Aspen offers seamless connectivity to Central London and beyond.



Accommodation

The building is available as a single self-contained building. The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - (can add a mezzanine)	5,122	475.85
Upper Ground	3,128	290.60
1st - (+ outside terrace)	2,624	243.78
2nd	2,816	261.61
3rd	3,172	294.69
4th	3,111	289.02
5th	2,507	232.91
5th - mezzanine	972	90.30
Total	23,452	2,178.76

Planning Use

The entire building currently holds planning for educational use with ground floor community shared uses.

Terms

New lease terms are available by negotiation for the entire building only.

The building is also available to purchase on a virtual freehold (999 years) basis for owner occupation on an unconditional basis.