

TO LET / FOR SALE - EDUCATION / GYM / OFFICE / RESTAURANT / CAFE / RETAIL

CONSORT PLACE

70 Manilla Street, E14 8LP



Key Highlights

- 18,330 to 23,452 sq ft
- Adjacent to two new hotels
- Suitable for a range of uses
- Finished to shell
- Newly completed development
- Overlooking a new public landscaped garden
- Available self-contained or in part



Summary

Available Size	18,330 to 23,452 sq ft / 1,702.91 to 2,178.76 sq m
Rent	£20 - £30 per sq ft
Rates Payable	£13 per sq ft (estimated)
Service Charge	£2.70 per sq ft
Car Parking	N/A
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.

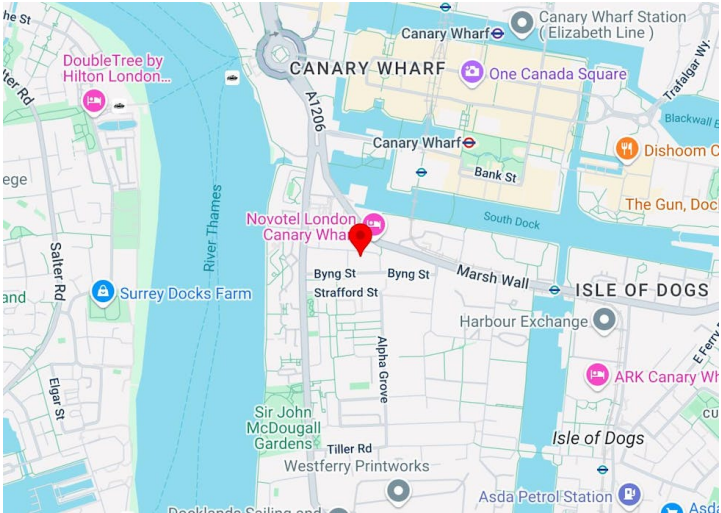
Within the same development, the neighbouring tower Aspen, is a 65-storey tower with 502 residential apartments, a new 231 room 4* Dorsett hotel along with state-of-the-art wellness facilities.

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 either as a single self-contained building or alternatively consideration will be given to a letting on a floor-by-floor basis. Please note that we are also marketing three separate ground floor commercial units in the adjacent Aspen building (totalling 3,000 sq.ft) The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - (can add a meezanine)	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.

The building is suitable for a range of uses including retail, restaurant, healthcare, nursery, office and leisure uses subject to all necessary consents.

Terms

New lease terms are available by negotiation for the entire building. Alternatively, the landlord would consider letting the upper floors to a single tenant.

The entire building is also potentially available to purchase for owner occupation.