



4 Royal Crest Avenue, London, E16 2TQ

An excellent opportunity to secure high-quality office space within the prestigious Royal Wharf development

- Fitted office space with modern fixtures and fittings
- Close to the waterfront and plenty of local amenities nearby
- 4 Minute Walk from Pontoon Dock DLR Station
- Immediately available to move in

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Summary

Available Size	753 sq ft
Rent	£25,000 per annum
Rates Payable	£8,732.50 per annum We do recommend ingoing tenants make their own further enquiries to the local authority.
Rateable Value	£17,500
Service Charge	£6.38 per sq ft
VAT	To be confirmed
EPC Rating	B

Description

This modern ground-floor office spans approximately 753 sq. ft. and features sleek contemporary fixtures alongside practical amenities, including a private disabled-accessible toilet and a kitchenette. Situated within the prestigious Royal Wharf development scheme, the property benefits from excellent nearby amenities and offers a versatile space suitable for a range of uses. The property will be available immediately.

Location

Located at 4 Royal Crescent, E16, this office offers a prime position in the heart of East London. Just a short walk from Pontoon Dock DLR station, it provides excellent connectivity to Canary Wharf, the City, and other key destinations. It is situated within the vibrant Royal Docks development and the property is surrounded by a variety of amenities, including cafés, restaurants, shops, and scenic waterfront views. Woolwich Road which runs adjacent to the property offers direct connectivity to the A406 and A12. London City Airport is 1 mile away while ExCel London is 0.8 miles away.

Viewings

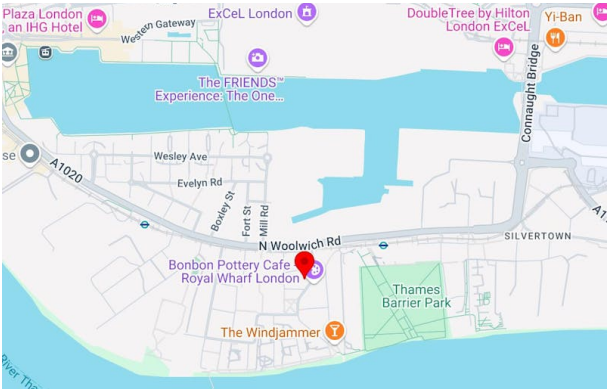
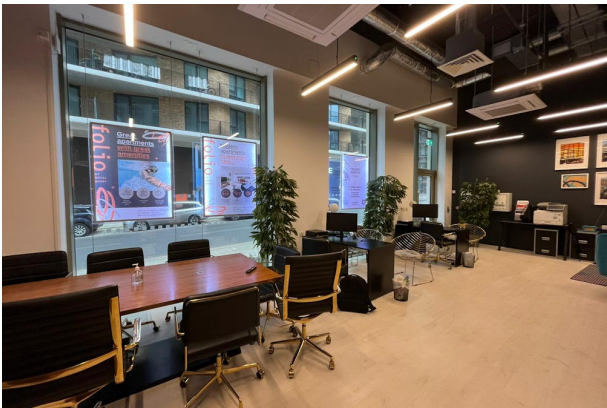
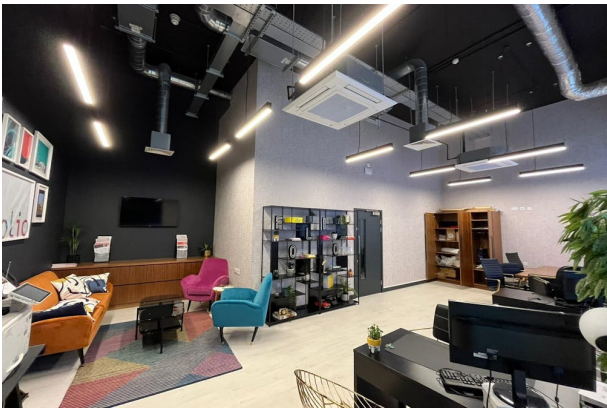
All viewings will be conducted by sole agents, Dobbin and Sullivan.

Legal Cost

Each party to bear their own legal costs in the transaction with the ingoing tenant required to provide an undertaking for abortive costs should they withdraw from the transaction after having agreed terms.

Terms

A new FRI sub-lease to be agreed.



Viewing & Further Information

Latif Acisu
020 8221 9614 | 07487216389
latif.acisu@dobbinandsullivan.com

Reuben Reid-Williams MRICS
020 8221 9619 | 07932 875089
reuben.reid-williams@dobbinandsullivan.com

More properties @ dobbinandsullivan.com

Burrows House, 415 High Street, London, E15 4QZ

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