

Queens Cross Marketing Suite, 12a Western Gateway, London, E16 1AZ

Class E Retail / Leisure For Sale | Offers in the region of £475,000 | 1,685 sq ft

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Former marketing suite, moments from The Excel Center, sold with vacant possession.







- 200-year long leasehold opportunity
- Class E single storey commercial premises
- Well presented former marketing suite
- Extensive frontage onto Western Gateway
- Comprises an open-plan former marketing suite
- Ideal for owner-occupiers / investors
- 5-minute walk to Royal Victoria DLR & Custom House (Elizabeth Line)



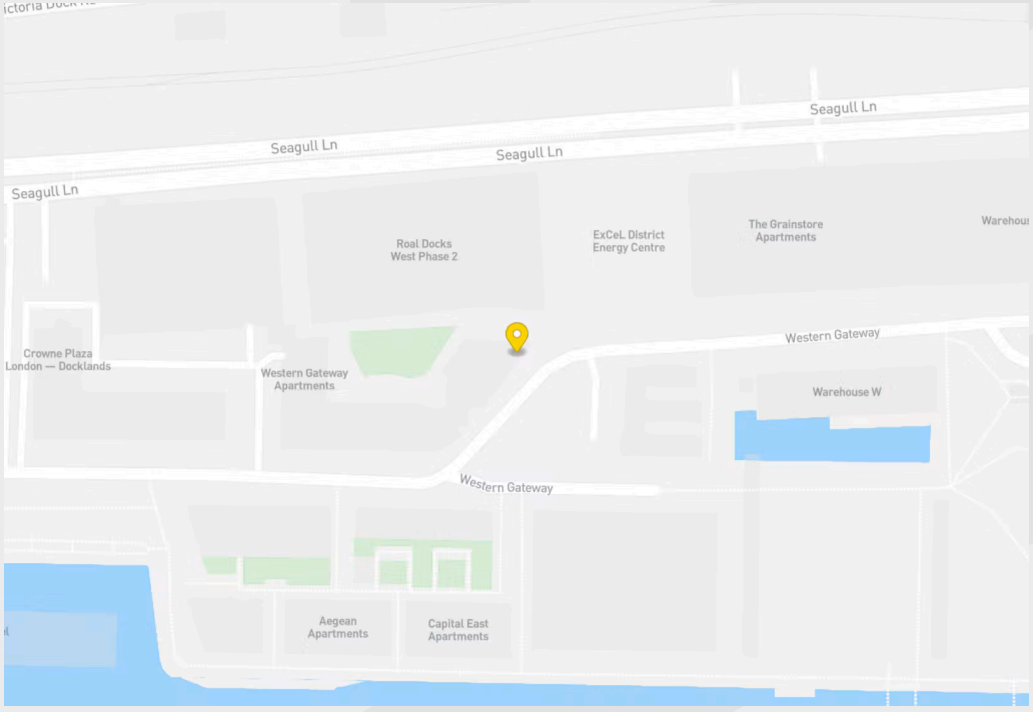


Description

The premises comprises a Class E ground floor former marketing suite, arranged as an open-plan sales and marketing showroom. Royal Eden Docks is a major residential regeneration scheme by Mount Anvil, in partnership with ExCeL London, delivering approximately 854 new homes across a mix of studios and one-, two- and three-bedroom apartments. The scheme forms part of the wider regeneration of the Royal Docks and benefits from its proximity to Custom House station, ExCeL London and the waterfront.

Location

The premises occupies a prominent position within London's Royal Docks, an established mixed-use location benefiting from excellent transport links, with Custom House Elizabeth line and DLR stations just a short walk away, providing immediate access to central London, Canary Wharf and London City Airport. The area is undergoing significant regeneration and investment, with substantial residential, commercial and leisure development transforming the surrounding environment. The nearby ExCeL London exhibition and international convention centre, together with a growing range of retail, hospitality and leisure occupiers, generates strong levels of local and visitor footfall, further enhancing the immediate trading environment and the wider appeal of the Royal Docks.




EXCEL LONDON


LEEDS COOKS
FOOD · DRINK · COMMUNITY


QUEENS CROSS
MARKETING SUITE
1, 2 & 3 BEDROOM
HOMES AVAILABLE FOR
SHARED OWNERSHIP



Accommodation / Availability

The accommodation comprises the following areas:

Unit	Sq ft	Sq m	Price	Availability
Ground	1,685	156.54	£475,000	Available
Total	**1,685**	**156.54**		

Tenure

Long Leasehold

EPC

Has been commissioned

VAT

To be confirmed

Configuration

Upon enquiry

Contacts

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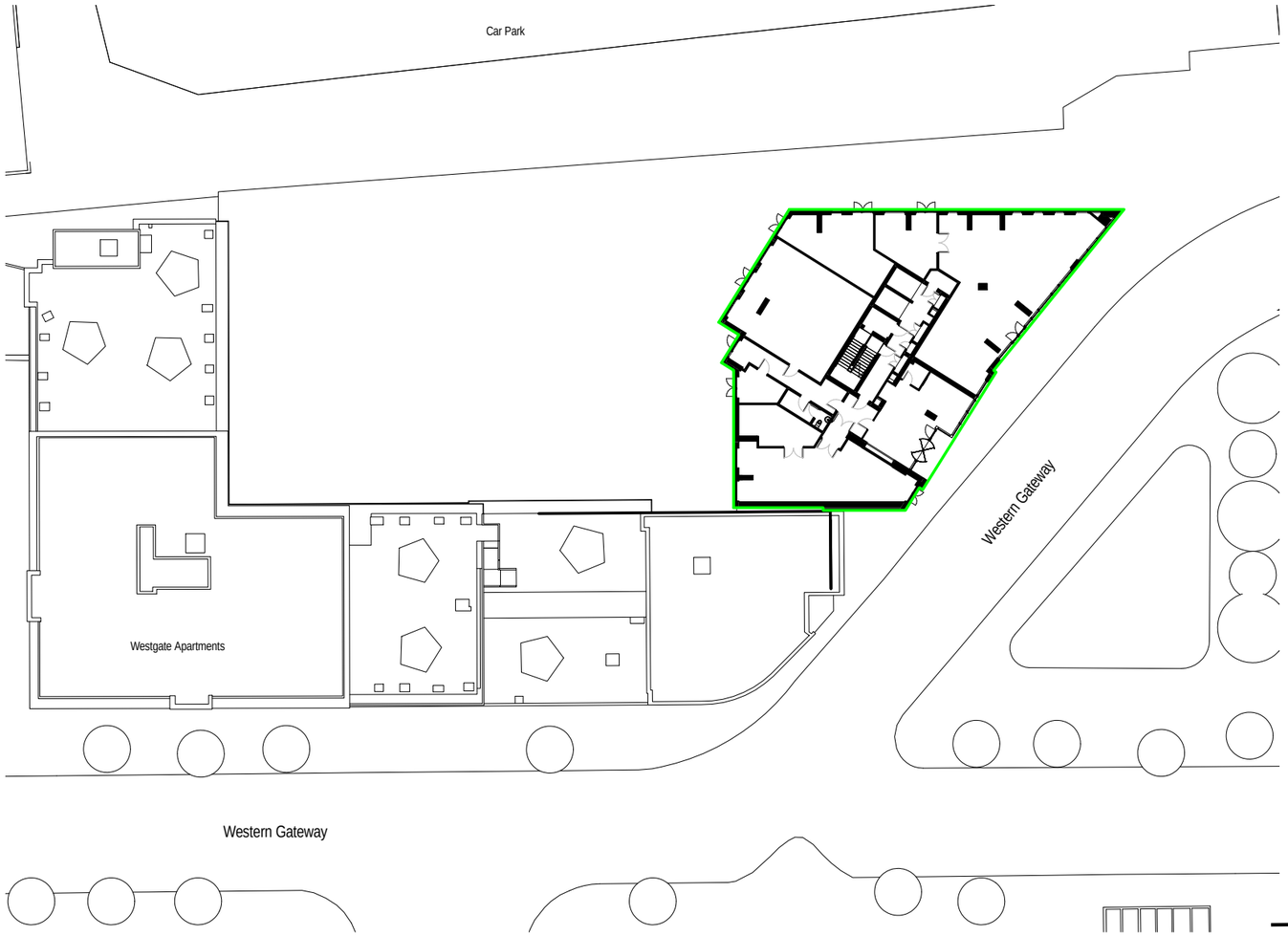
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Further Information

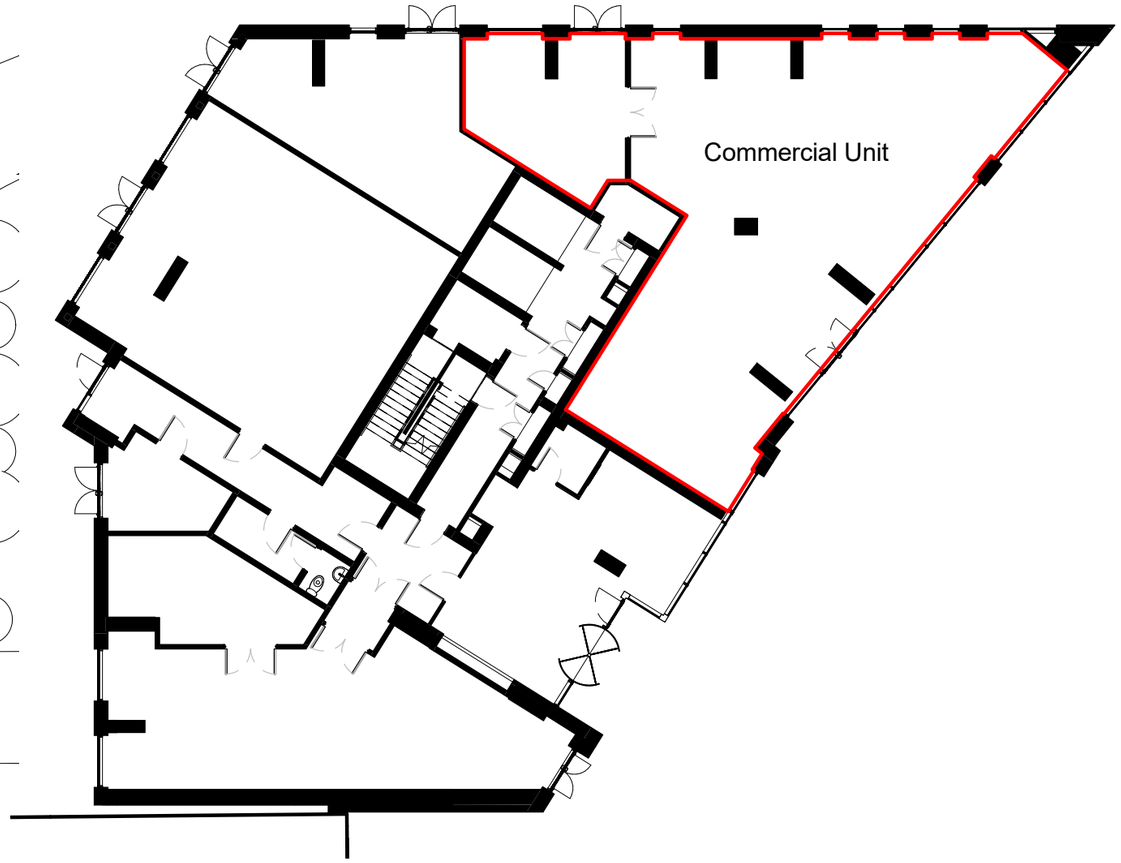
View on Website

Floor Plans

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1 **Location Plan**
1 : 500



2 **Level GF**
1 : 200

Legend:

Commercial Unit Boundary

Extent of building

0 1m 5m
1:500 @ A3

0 5m 10m
1:200 @ A3

N

Revisions				
P	1	26.05.17	PH	First Issue

project name: **Western Gateway**

drawing reference: Level GF Commercial Area Conveyance Plan

job number: M9224-9000

drawing number: DRG-40-GF001

rev: P1

status:

cad ref: C:\Revit Local\M9224_HUN_XX_M3D_ZZ_A_050000_X_CentralFile_0hallxxp.rvt

date: 26/05/17

sheet:

drawn: P.H.

scale: As indicated @ A3

checked: P.G.

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