



Modern Self-Contained Office Suite

FOR SALE

1,068 sq ft

**Suite 6, 12 Pepper Street,
London Docklands, E14 9RP**

Local Knowledge, Regional Coverage

Basildon
01268 851600

Docklands
020 7474 9898

Enfield
020 8342 2700

Farringdon EC1
020 7256 7400

Harlow
01279 626555

Romford
01708 877866

Location

The property is situated within the popular Glengall Bridge area of London Docklands, with both Cross Harbour and South Quay DLR Stations within a short walking distance. There is therefore excellent access to the City, Stratford and Lewisham to the South. Canary Wharf is within 10 minutes' walk and offers excellent retail, restaurant and leisure facilities as well as the Jubilee Underground Station providing services to the West End.

Description

The property is situated on the 4th floor and provides predominantly open plan accommodation with private meeting room, all of which benefits from the following amenities:

- Air conditioning
- Central heating
- Security alarm
- 8 person passenger lift
- Video entry system
- 2 balconies overlooking Canary Wharf & Millwall Dock
- Fitted kitchen
- WCs/shower

In addition, the property has 1 car parking space situated within the nearby underground car park.

Floor Area

The floor area extends to 1,068 sq ft

Tenure

We are instructed to offer for sale the long leasehold interest in this property being for a term of 200 years from July 1986 at a peppercorn rent.

Price

£640,000 subject to contract.

VAT

Vat is not payable on this property.

Service Charge

A service charge is payable for the maintenance of the common areas of the building and the Glengall Bridge Estate currently approx £5,650 pa

Business Rates

Business rates are payable to the London Borough of Tower Hamlets, the current charge for 2020/21 is approx. £10,000

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available for inspection by interested parties.

Legal Costs

Each party is responsible for their own legal costs.

Viewing/Further Information

Strictly by appointment through sole agents sbh Page & Read:



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Director

020 7474 9898

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