

TO LET

Dobbin & Sullivan

Chartered Surveyors, Est 1991

**ATLAS WHARF
BERKSHIRE ROAD
LONDON
E9 5NA**

GROSS INTERNAL AREA: 10,756 SQ FT / 999.27M²



- **SHORT TERM LEASE AVAILABLE**
- **YARD AND LOADING AREA**
- **2 LARGE LOADING DOORS**
- **EAVES HEIGHT OF 6M PLUS**

**Chartered Surveyors
& Commercial Property
Consultants**

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LOCATION: The property is situated on a small industrial estate off Berkshire Road, just to the north of its junction with Wallis Road. This is a rapidly improving mixed business and residential area just to the western boundary of the Queen Elizabeth Olympic Park.

Hackney Wick Station is within easy walking distance, providing regular links to Stratford Station (Jubilee, Central, DLR & Overground Services) which is just one stop away. Numerous bus routes also service the area. Road access to the location is excellent with the A12 being nearby, giving access to the Blackwell Tunnel Southwards and the M25/North Circular Road to the north east.

DESCRIPTION: A detached warehouse with a covered loading area at the front entrance provided with 2 large loading doors either side of the personnel entrance. There is parking available within the demise as well as space for any outside storage containers. The accommodation includes a first floor office/break out area with shower and WC. The warehouse is split into segments with a variety of open space and smaller rooms. There is also a mezzanine level available for additional space. The accommodation is as follows:

Ground floor area: 9,550 sq ft / 887.2m²
Mezzanine: 1,206 sq ft / 112m²

LEASE: The premises are available on a new FRI lease for a term of 2 years contracted outside the 1954 Landlord and Tenant Act subject to a rolling break clause after 18 months

EPC TBC

RENT: £95,000 per annum exclusive

RATES: Rateable value £63,500, rates payable approximately value £63,500, rates payable approximately £32,004. We recommend any prospective tenants make their own enquiries to the local authority.

LEGAL COSTS: Each party to bear their own costs with an undertaking provided by the ingoing tenant for abortive legal fees.

VIEWING: Strictly by appointment through the joint-sole agent:



DOBBIN & SULLIVAN

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STRETTONS

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