

## **A1 SHOP UNIT TO LET**

**(SUBJECT TO CONTRACT)**

**13 The Quarterdeck, Isle of Dogs, E14 8SJ**



**£17, 500 per annum**

**Size: 83sq. m / 895sq. ft (Approx)**

**Description:** A ground floor retail unit situated along a bustling parade of shops in the heart of one of London's oldest neighbourhoods, the Isle of Dogs. The shop is open plan with original tiled flooring, a kitchen space and rear bathroom. The shop does have rear access and there is a rear yard space suitable for deliveries and collection.

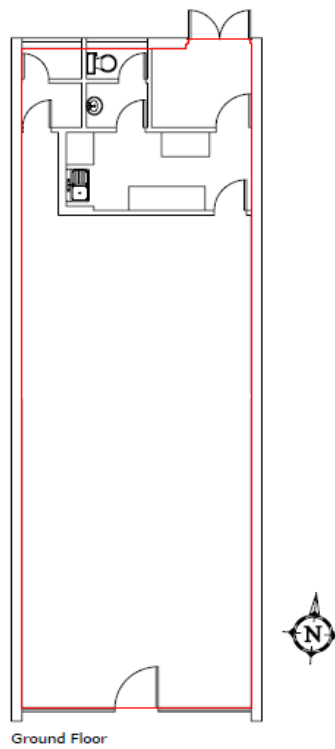
**Lease:** A new lease is available on terms to be agreed.

**Legal Costs:** Each party to bear their own legal costs.

Citystyle commercial is part of One Housing Group Ltd.

1. These particulars do not form any part of any offer or contract. 2. They are intended to give a fair description of the property but no responsibility is accepted for any errors they may contain. 3. Any interested party must inspect the property or otherwise to satisfy their correctness. 4. All floor areas are approximate.

# Site Plans



## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 88 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

73 If typical of the existing stock

## **About us**

Citystyle Commercial is the in-house team managing the One Housing Group commercial portfolio.

Our portfolio includes mixed-use units of various sizes and value such as doctor's surgeries, offices nurseries, art studios and retail units.

We have a reputable track record in areas such as tenant retention, efficient rent collection, minimisation of risk and innovative asset management strategies and solutions.

## **Viewings**

For viewings or enquiries on 13 Quarterdeck or any other requirement please contact:

### **Bob Gregory**

#### **Commercial Property Advisor**

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