



Ground Floor Commercial Unit

TO LET

990 sq ft

**G16, Harbour Island, Harbour Exchange Square,
London, E14 9GE**

Suitable for Estate Agents, Office or Retail

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

Harbour Island forms part of the popular Harbour Exchange Square development situated on the south side of Marsh Wall within the South Quay Business District of London Docklands.

Harbour Island comprises a mixed use scheme of ground floor retail, restaurant and office users with first floor offices above. Existing occupiers within the development include Pret A Manager, Co-Op, Chesterton, Felicity Lord and Chatime.

The Property

Unit G16 is situated prominently at the southern end of Harbour Island with waterside views over Millwall Inner Dock.

The property is currently occupied as an Estate Agent office and is predominantly of open plan design plus single individual office, separate WC and kitchen. The property benefits from the following:

- Waterside location
- Excellent natural light
- Air cooling
- Central heating
- Suspended ceiling with recessed lighting
- Timber laminate floor
- WC and store room
- 2 car parking spaces

Floor Area

990 sq ft (92.0 sq m)

Lease

The property is available by way of either an assignment or sub-letting of the existing lease, being for a term expiring 22 January 2032. A shorter sub-lease term is available.

Rent

At an initial rent of £51,400 per annum exclusive including the car parking spaces.

Rent Review

The rent will be subject to review on 23 January 2022.

Business Rates

To be advised.

Service Charge

To be advised.

VAT

Rent and service charge are subject to VAT.

EPC

An EPC will be available for inspection by interested parties.

Viewing/Further Information

Strictly by appointment through sole agents:



Nick Haywood

nick@sbhpageread.co.uk

020 7474 9898



Ben Pater

ben@sbhpageread.co.uk

020 7474 9898

sbhPageRead.co.uk/Docklands

Follow us at:

www.twitter.com/sbhPageRead

NGH10855par

sbh Page & Read conditions under which particulars are issued

Notice sbh Page & Read for themselves and for the vendors or lessors of this property for whom they act, give notice that:-

(I) These particulars are a general outline for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (II) sbh Page & Read cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely upon them as statements of facts or representations and must satisfy themselves as to their accuracy; (III) No person in the employment of sbh Page & Read has any authority to make or give any representation or warranty whatever in relation to this property; (IV) All rents, prices or other charges given are exclusive of vat; (V) Any plant, machinery, equipment, services, fixtures or fittings referred to have not been tested unless specifically stated and prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements.

sbh Page & Read is a trading name of Haywood & Bonnett Limited. Company Registration No. 6449682. Registered Office: 167 Turners Hill, Cheshunt, Herts. EN8 9BH



sbhPageRead.co.uk