

# OFFICE

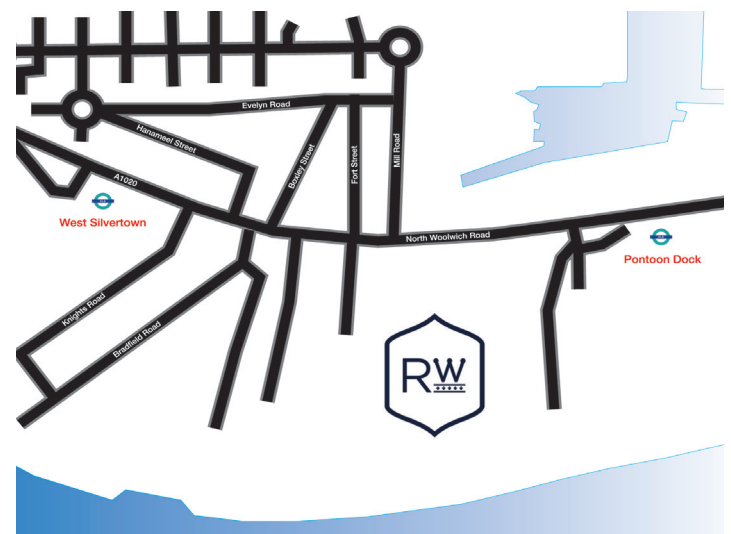
**BUSINESS  
SPACE  
AGENCY****18 INDIVIDUAL UNITS RANGING FROM 805 SQ FT 3,993 SQ FT**

## **ROYAL WHARF** **NORTH WOOLWICH ROAD, LONDON E16 2SB**

### **LOCATION**

Royal Wharf is an exciting new 37.5 acre waterfront mixed use development in Silvertown within the Royal Docks, London's most exciting regeneration area. Boasting a 500m south-facing riverside walk along the River Thames, Royal Wharf comprises 3,385 residential units, as well as approximately 100,000 sq ft of retail and office accommodation.

Served by 2 DLR stations; Pontoon Dock and West Silvertown, they provide quick access to Central London and London City Airport. Custom House Station, is also nearby giving access to The Elizabeth Line in 2019 with fast connections across Central London and beyond.



## AMENITIES

- Docksider location
- Fitted in shell condition
- Double height areas for the installation of mezzanine levels
- Short walk to Pontoon Dock / West Silvertown DLR

## DESCRIPTION

18 individual ground floor units as part of the prestigious development of Royal Wharf, West Silvertown. The units are currently fitted in shell and benefit from proximity to both West Silvertown and Pontoon Dock DLR Stations. High floor to ceiling heights across most of these units allow tenants to install mezzanine areas as part of their fit-out.

Available on a phased basis from December 2018.

## TERMS

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

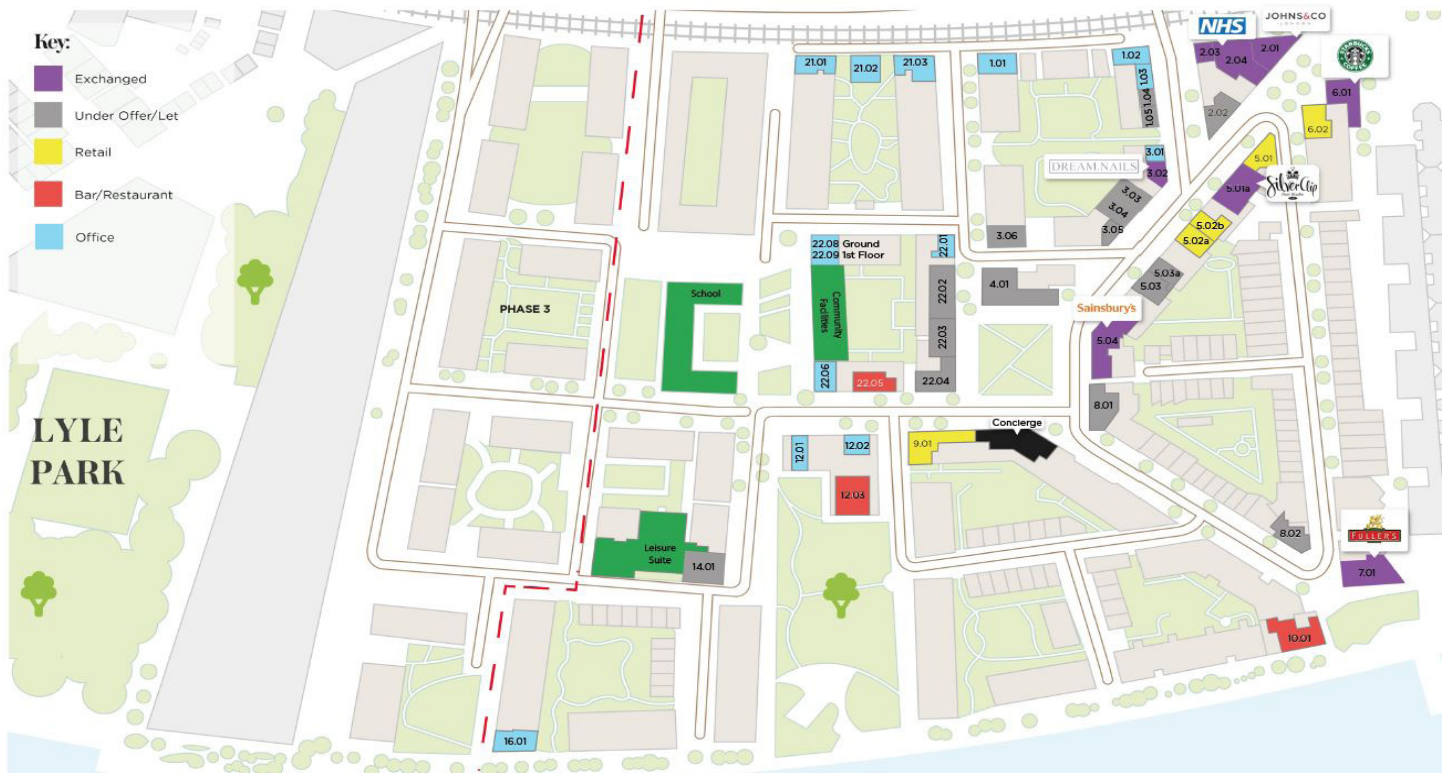
Quoting rent £19.50 per sq. ft.

## BUSINESS RATES

Interested parties should liaise with London Borough of Newham to ascertain the rates payable for the current financial year.

## SERVICE CHARGE

TBC



## CONTACTS

For further details on these and many other available properties please contact:



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