

# TO LET

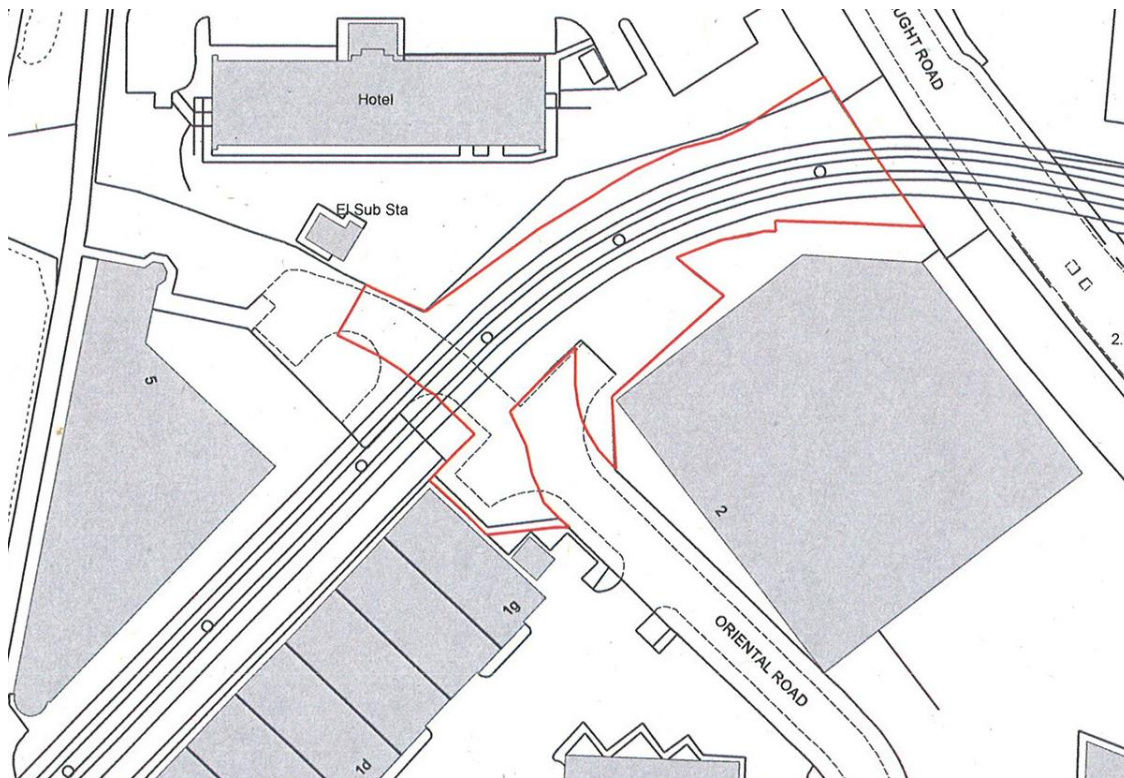
## Dobbin & Sullivan

Chartered Surveyors, Est 1991

**OPEN SITE CLOSE TO CITY AIRPORT**

### LAND AT ORIENTAL WAY LONDON E16

**TOTAL SITE AREA APPROXIMATELY : 20,073 FT<sup>2</sup> / 1,865 M<sup>2</sup>**



- **LAND AVAILABLE TO LET**
- **POPULAR INDUSTRIAL AREA**
- **SUITABLE FOR A VARIETY OF USES**
- **PERMANENT USES RESTRICTED UNDER THE DLR LINE**

Chartered Surveyors  
& Commercial Property  
Consultants

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**LOCATION:** The site is located just off Oriental Road which is accessed from North Woolwich Road. This is approximately 500 metres away from City Airport and the DLR station that provides public transport to it. This DLR link provides access into Stratford and Canary Wharf. The surrounding area is a mix of industrial premises and new residential housing.

**DESCRIPTION:** The site itself is a mix of hard standing land and unsurfaced areas. The DLR line runs above the site which does restrict the potential permanent uses here. We are instructed that there is a 5 metre exclusion zone from the edge of the viaduct which permanent use is restricted. All other areas, can be utilized as required. For more information and clarity on this, we recommend calling us on the numbers below.

**ACCOMMODATION:**

Total area approximately:	20,073 FT <sup>2</sup> / 1,865 M <sup>2</sup>
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**LEASE:** A new full repairing and insuring lease is available for a term to be agreed directly from Newham Council.

**RENT:** £25,000 per annum exclusive

**RATES:** To be assessed

**EPC:** Not required

**LEGAL COSTS:** The ingoing tenant is to be responsible for the landlords agents and legal fees. Agents fees are charged at 10% of one year's rent and are payable upon completion, subject to a minimum of £1,250+VAT. An undertaking for legal costs will be required before the landlords solicitors will issue draft lease documentation expected to be around £1,500.

**VIEWING:** Strictly by appointment through the sole agent:



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