

Spa & Wellness Centre

Pan Peninsula, Isle of Dogs, E14 9HA

Tenure
To Let

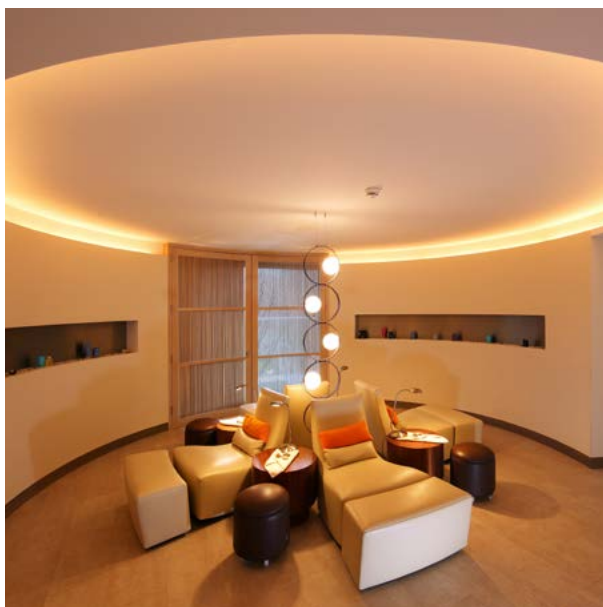
Guide price
Nil premium

Fleurets
Leisure Property Specialists

Cherryman

Summary

- Fitted to exceptionally high standard throughout
- Steam, sauna, relaxation pool and multiple treatment rooms
- Wrap around external terrace with views across Pan Peninsula
- High density of residential and commercial uses in the immediate vicinity
- Situated adjacent to South Quay DLR station
- Further large developments under construction nearby
- Would suit spa, gym or boutique fitness uses
- 10 minutes walk from Canary Wharf
- 105,000 working population (approx)
- Highest residential density population in Europe.



Location

Pan Peninsula is located on the Isle of Dogs overlooking Millwall Inner Dock and immediately adjacent to South Quay DLR Station.

It is conveniently located for access into Canary Wharf (2 stops) and Bank (6 stops) which in turn provides access to the City and West End.

It is a prestigious development comprised of 762 luxury apartments across two towers rising to 40 and 50 storeys.

Facilities within the development include a waterside restaurant with a terrace, a 50th floor cocktail bar and a private cinema.

Currently under construction and adjacent to Pan Peninsula is 'Millharbour Village' providing an additional 1,527 apartments along with a retail and restaurant offering (PA/14/03195).



Description

The Spa unit at Pan Peninsula was previously operated under the 'Six Senses' brand and was fitted out at significant expense to the Landlord and to an extremely high standard throughout.

Each element of the space benefits from excellent interior design and high quality finishes in keeping with the affluent local demographic.

Accommodation

The Spa is located on the first floor of the prestigious Ballymore Development 'Pan Peninsula'. It is currently accessed via a dedicated internal lift accessed via the central lobby which benefits from 24 hour concierge services. There is the possibility of creating a separate street level entrance for the Spa which can be discussed separately.

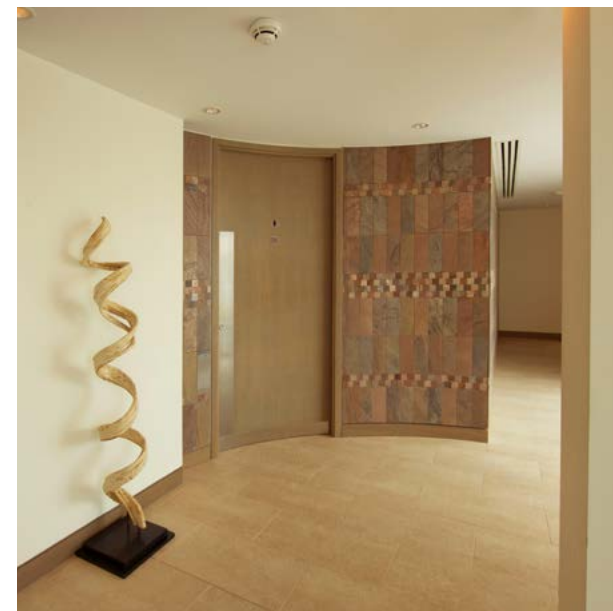
A central reception area at the entrance to the demise leads on to a relaxation space and waiting room. The male and female changing rooms are situated centrally with access to both swimming and treatment facilities.

The space benefits from multiple treatment rooms, two steam rooms, a sauna and relaxation and swimming pools. There is also an extensive terrace which wraps around the property providing several external spaces for relaxation in the warmer months.

Tenure

The property is available by way of new lease direct from the landlord – Ballymore.

Rental offers invited and terms to be negotiated.



Floor plans

The property is currently accessed internally via the entrance lobby for the residential apartments. The landlord has proposed an optional new self-contained double height entrance on the Ground Floor with frontage directly onto Marsh Wall.

Floor Areas

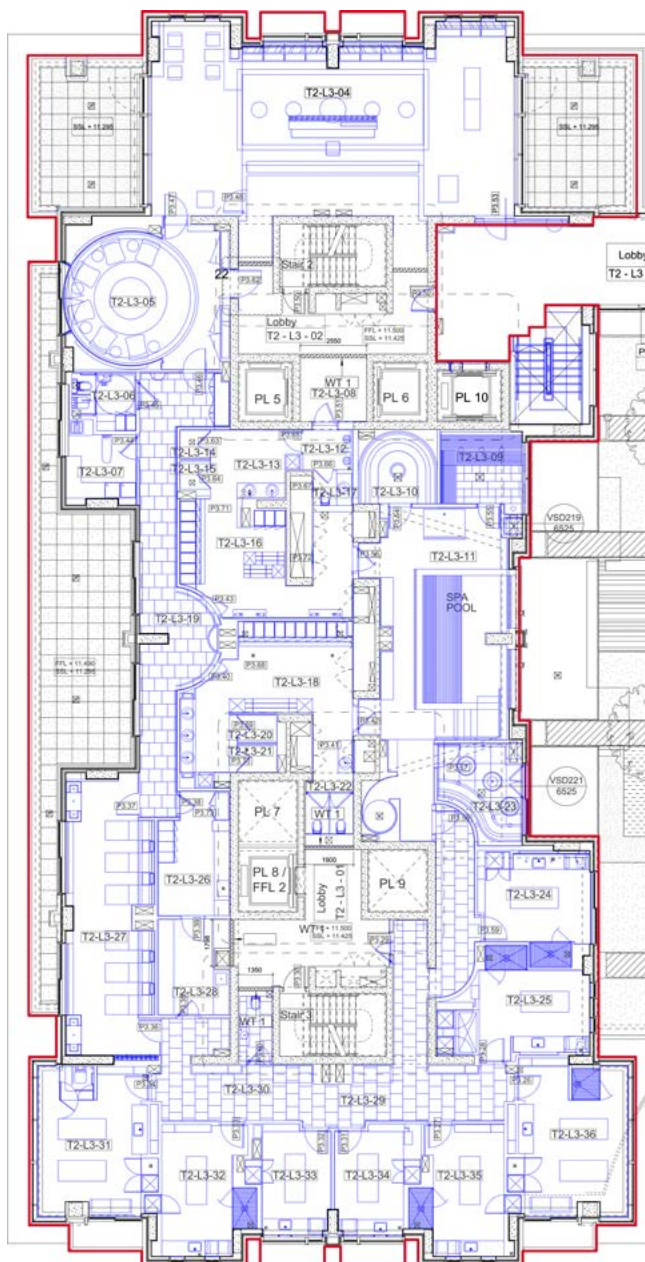
The property currently extends to 8,361 sq ft / 777 sq m.

With the proposed ground floor dedicated entrance the property would extend to:

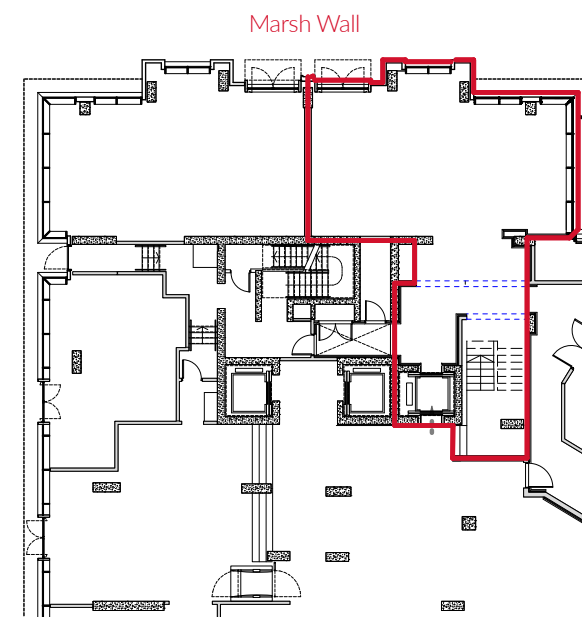
Ground 1,152 sq ft / 107sq m

First 8,361 sq ft / 777 sq m

Total 9,513 sq ft / 884 sq m



First floor plan



Ground floor plan (optional street entrance)

Details

Business Rates

The spa is in an area administered by Tower Hamlets Council. The property is described on the VOA website as 'Spa Centre and Premises' and shows a Rateable Value of £139,000 (with effect from 1st April 2017).

Planning

The property currently benefits from D2 planning designation with regards to the classes of use for England as set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

EPC

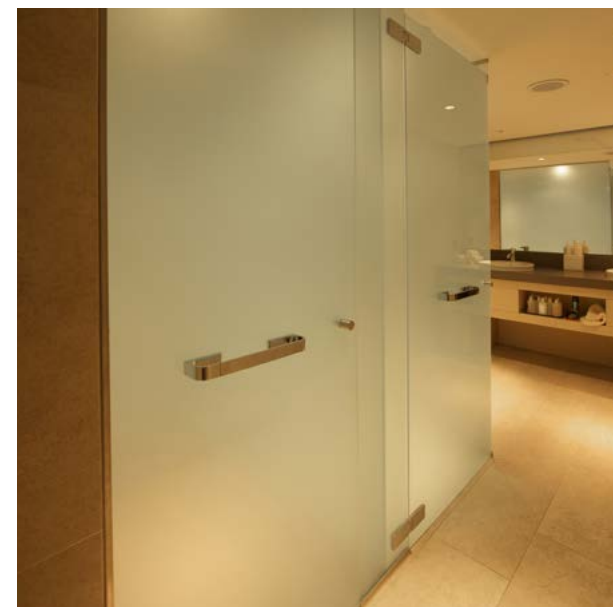
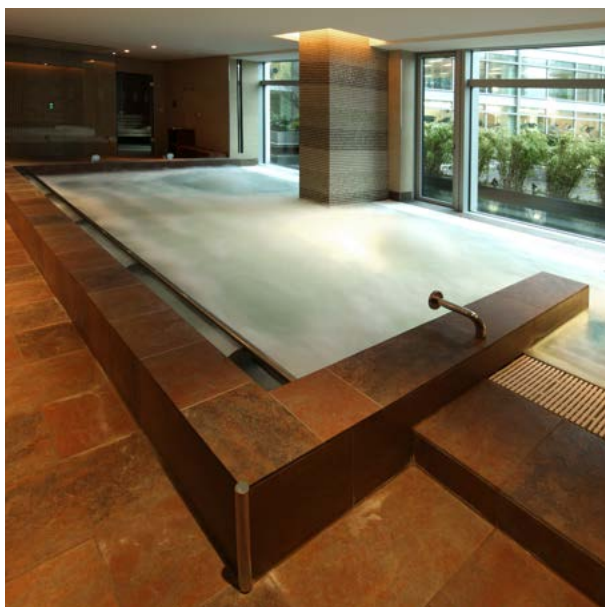
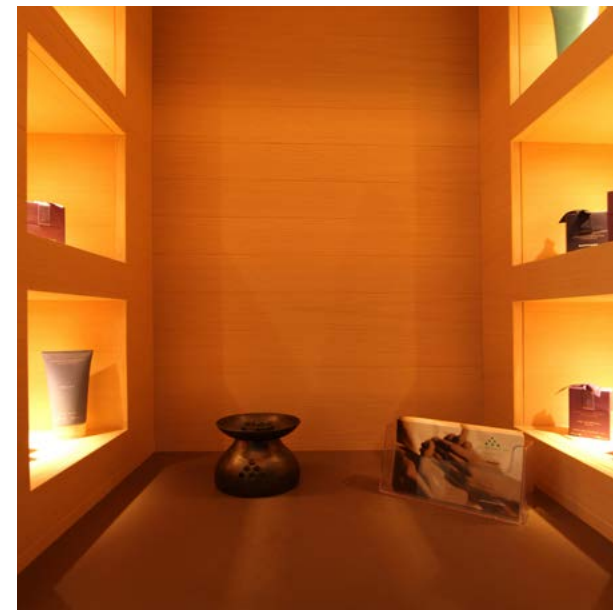
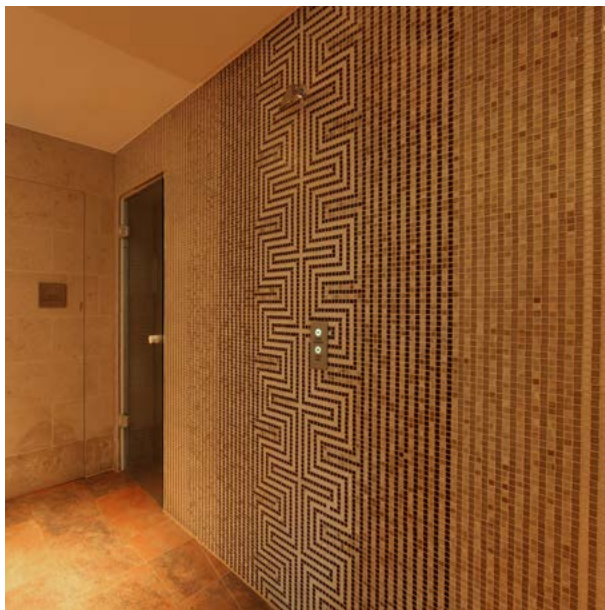
The property has an EPC Rating of E.

Viewing

Strictly by appointment only through Fleurets London office on 020 7280 4700, or Cherryman on 020 7404 0040

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.









For further information please log onto
fleurets.com or give Tom or Bob a call.

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