



Self-Contained Office Suite with Waterside Views TO LET

1,031 sq ft

**Suite 3, 12 Pepper Street,
London Docklands, E14 9RP**

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

The property is situated within the popular Glengall Bridge Estate on the south side of Marsh Wall within easy walking distance of Crossharbour DLR station and South Quay DLR Station, offering direct services to Bank, Lewisham and Stratford.

Canary Wharf is within 10 minutes walk and provides a Jubilee Line connection to the West End, together with an excellent range of retail, restaurant and leisure facilities.

Description

The property is situated adjacent to Millwall Inner Dock and forms part of the third floor of this attractive red-brick building, having the benefit of views over the water to Canary Wharf to the north.

The suite is of open plan design with dual aspect to the north and south and therefore benefits from excellent natural light.

The property is to be fully refurbished by the Landlord and will offer the following features:

- Open plan design
- New floor covering
- Complete redecoration
- WC and shower
- Fully fitted kitchen
- Central heating
- Lift serving all floors

Floor Area

1,031 sq ft

Tenure

The property is available by way of a new lease for a term by negotiation.

Rent

At a quoting rent of £27 per sq ft p.a.x.

VAT

Rent and service charge will be subject to VAT at the prevailing rate.

Business Rates

To be advised.

Service Charge

To be advised.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and will be available for inspection by interested parties.

Viewing/Further Information

Strictly by appointment through joint sole agents:

Nick Haywood

Director

020 7474 9898

nick.haywood@sbhpageread.co.uk



Nick Haywood

nick@sbhpageread.co.uk

020 7474 9898



Ben Pater

ben@sbhpageread.co.uk

020 7474 9898

Follow us at:

www.twitter.com/sbhPageRead

Or joint agents;

Kemsley LLP

Nowsher Alan

01708 766733

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