



SMC
Brownill
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To Let

Modern self-contained office / light industrial units
in Limehouse (East London)

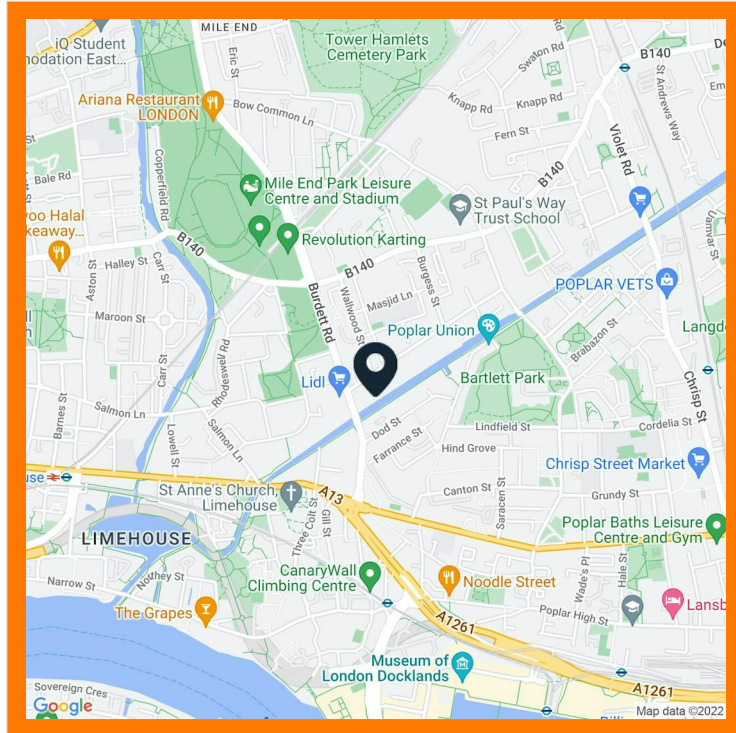
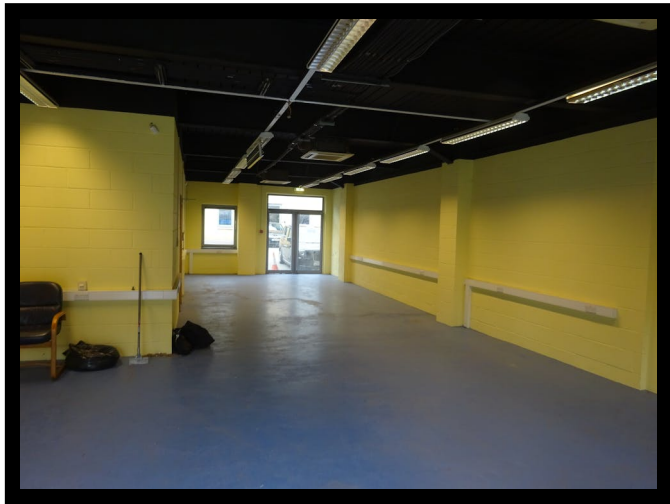
£25 per sq ft plus VAT

Unit 7 & 10 Quebec Wharf, 14 Thomas Road,
Limehouse, London, E14 7AF

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- business units x ground floor storage / light industrial unit with two upper floors of offices
- 2 car parking spaces to the front of each unit
- 0.7 miles from Limehouse train station & 0.8 miles from Canary Wharf (good access to DLR travel connections) and close to variety of amenities
- Located in Limehouse area of East London with good access to central London, Stratford, Canary Wharf, and Docklands area
- Available on a new lease
- Potential sizes of 2,799 sq ft to 11,583 sq ft



Description

Modern purpose built office / business unit development of 10 self-contained units constructed in 2002. The available accommodation includes two units (Unit 7 and Unit 10), each with ground floor storage / light industrial unit and two upper floors of offices.

The accommodation provides flexible business space which could be suitable for office / storage / warehouse / light industrial uses as required.

There is a WC on ground floor and first floor (including 1 Disabled WC on the ground floor). The accommodation benefits from good natural light from large doubled glazed windows to front and rear, kitchen facilities, raised floors, suspended ceilings, alarm, fire alarm, air conditioning, perimeter trunking, solid floor, secure gate entrance, 3 phase and 2 parking spaces to the front of each unit.

Both Unit 7 and Unit 10 benefit from a canal side terrace to the rear overlooking the Limehouse Cut canal.

Location

The property is located within the Quebec Wharf development situated just off Thomas Road (via Burdett Road A1205) in Limehouse, East London. The property is located in the London Borough of Tower Hamlets.

Limehouse (or Westferry) is the nearest train / tube station approximately 0.7 miles away with access to the DLR and national rail services. The estate backs onto the Limehouse Cut canal providing a waterside location.

There is a variety of amenities within a short distance including Tesco, Lidl, Mile End Leisure Centre, Bartlett Park, etc.

The location is within reasonable walking distance of major Docklands office developments including Canary Wharf (1.1 miles), South Quay and Harbour Exchange. Canary Shopping Centre is a short walk providing a variety of retail, restaurants, cafes and bars.

The location is well served by bus routes and road routes with the A1205 linking to the A13 (East India Dock Road).

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Unit 7	1,001	93
1st - Unit 7	979	90.95
2nd - Unit 7	947	87.98
Ground - Unit 10	1,001	93
1st - Unit 10	979	90.95
2nd - Unit 10	828	76.92
Total	5,735	532.80

Viewings

For further information or viewings, please contact the agent:
Francois Neyerlin
Telephone: 01708 973700
Email: francois.neyerlin@smcommercial.co.uk

Rateable Vale

From the information obtain from the Valuation Office Agency website Unit 7 is rated as follows:

Address: 7, Quebec Wharf 14, Thomas Road, London, E14 7AF
Description: Offices and premises
Rateable Value: £47,000

Unit 10 is currently split rates between the three floors and would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Commute / Travel

Limehouse DLR station: 7 minute (walking)
Canary Wharf: 12 minute (walking)
Stratford: 24 minutes (via DLR / c2c at Limehouse)
Fenchurch Street Station: 13 minutes (via c2c at Limehouse)
Central London (Westminster): 29 minutes (via DLR / District Line at Limehouse)

Connectivity

TBC

Lease Terms

Unit 7 and 10 are available on a new lease with the tenant responsible for repair, decoration, property insurance premium, rates and utility charges.

Rent

Rent will be based on £25 per sq ft. payable quarterly in advance. VAT will be payable on the rent.

Service Charge

A service charge is payable towards the upkeep and maintenance of the estate for

Parking

