

OFFICE SUITE TO LET

1,700 SQ FT (158 sq m)

**3rd Floor
Tayside House
Pepper Street
London E14 9RP**



Location

Tayside House is located within the Glengall Bridge Development on Pepper Street in the London Docklands.

The property is located 2 minutes walk away from Crossharbour DLR station, which is in turn 5 minutes from Canary Wharf and 16 minutes from Bank underground stations. Greenwich and Lewisham overground stations are also a short DLR ride away.

The area is well served with local shops and restaurants. The Canary Wharf Estate is within a 10-minute walk, which also houses the Jubilee Line underground station serving the West End.

Description

The property was constructed in the 1980's. The subject premises on the 3rd floor benefit from a passenger lift direct to the floor; board room; private offices/interview rooms; raised floors; suspended ceiling with recessed lighting; kitchen with break out area; and, car parking.

Tenure

The property is available either by assignment or a sublease for a term which expires 24 February 2014.

Rent

£31,600 per annum exclusive.

Business Rates

Rateable Value - £25,000

Rates Payable (12/13) - £11,550

Interested parties are advised to enquire further with the local authority to confirm the business rates payable.

Service Charge

A service charge is in place at the property and further details are available upon enquiry.

Energy Performance Certificate (EPC)

See overleaf - full copy available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by appointment through Joint Sole Agents:

Mickey Fiori

Aston Rose

Tel: 020 7629 1533

mickeyfiori@astonrose.co.uk

Richard Moxon

Pennycuik Collins

Tel : 0121 665 4150

richard.moxon@pennycuik.co.uk

The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose offers a wide range of professional property services, including the following:

Property Management
giulianosantoro@astonrose.co.uk

Investment
kenmorgan@astonrose.co.uk

Building Consultancy
jamescoulling@astonrose.co.uk

Sales, Lettings & Acquisitions
timrichards@astonrose.co.uk

Landlord and Tenant, Rating
johnwilliams@astonrose.co.uk

Valuation & Expert Witness
duncanpreston@astonrose.co.uk

Energy Performance Certificate
Non-Domestic Building



Tayside House
31 Pepper Street
LONDON
E14 9RP

Certificate Reference Number:
9595-3015-0307-0100-4025

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

47

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 778
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 42.13

Benchmarks

Buildings similar to this one could have ratings as follows:

64 If newly built

149 If typical of the existing stock

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