

TO RENT

**Office (B1) on Limeharbour
In The Docklands**



(The above photograph is of unit 32-33 which shows the generic design of the buildings)

Size: 1,859 sq ft (172.7 sq m)

Approx. NIA

9-10 Domingo Street, London EC1Y 0TA

- Commercial Property Agency
- Property Investment Consultants
- Surveyors • Managing Agents
- Residential Lettings

LOCATION

Skyline Business Village is located on Limeharbour, within the Docklands. The local area is made up of residential apartments and office blocks, and benefits from a large variety of bars, restaurants and shops located within Canary Wharf, which is only two stops away on the DLR. Transport links for the property are excellent, with South Quay Station approximately 100 metres from the property.

DESCRIPTION

The units are self-contained office buildings arranged over multiple floors and provide the following amenities;

- Car parking Spaces (available to rent at £25 per week per car space)
- Entry Phone System
- Stripped Lighting
- Perimeter Trunking (not all units)
- Carpeting
- 24 Hour Security

Size: (all measurements are approx. on a NIA basis)

Floor:	Sq Ft	Sq M
Unit 46	1,859 sq. ft	172.7 sq. m
Total:	1,859 Sq Ft	172.7 Sq

NB: The above measurements have been provided by the client and all interested parties are advised to make their own enquiries as to the validity of the measurements.

TERMS

The property is available to rent on a new Full Repairing and Insuring lease for a term of 5 years, with a tenant break on the 3rd anniversary of the term, and an upwards only rent review on the 3rd anniversary should the break clause not be implemented, **at a rental of between £20 and £22 per sq ft per annum exclusive.**

NB: There will be a development clause within the lease that can be exercised, subject to 12 months' notice, after the 3rd anniversary of the term.

USE CLASS

The landlord may consider D1 use class on the offices.

VAT

The premises are elected for VAT.

BUSINESS RATES

All interested parties are advised to make their own enquiries.

SERVICE CHARGE

The approximate service charge for 2015 is £3 per sq ft per annum

EPC

EPC is available on request

VIEWING

Strictly by appointment through the Landlord Agents

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