



FOR SALE

**Commercial Unit
(South), Wharfside
Point, 4 Prestons Road,
London, E14 9EX**

3,505 sq ft

**Long Leasehold
investment sale - vacant
possession**



VIDEO TOUR

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Description

An exceptional investment opportunity unfolds with the sale of an original 999-year lease for a commercial unit and three secure underground car parking spaces.

The unit offers an open-plan layout and would be suitable for a range of commercial occupiers, with a 2.9 metre ceiling height and 17 metre glazed frontage facing Prestons Road.

The commercial unit last generated rent of £45,000 p.a. plus VAT, while the parking spaces hold potential for £6,000 p.a. income. Additional details include a £200 p.a. ground rent and £12,000 p.a. service charge.

Location

Located on the junction of Prestons Road and Cotton Street (A1206), just North of Aspen Way (A1261) - giving easy access to the A13, A12 and Blackwall Tunnel.

The unit is within a two minutes' walk of Blackwall DLR Station which connects to Canary Wharf London Underground, DLR and Crossrail Station.

City Airport is also within a 15 minute drive and a 10 minute journey on the Eastbound DLR.

Key points

- Total space - 3,505 square feet
- Sale of the 999 year leasehold interest - £750,000
- Includes three secure underground car parking spaces
- Suitable for a range of occupiers
- Vacant possession - February 2024
- Open-plan commercial retail with prominent return frontage
- 2.9 metre ceiling height and 17 metre glazed frontage
- Two minute walk to Blackwall DLR Station and close to Canary Wharf





Rents, Rates & Charges

Price	£750,000
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	B (31)

Viewing & Further Information



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