



**STIRLING
ACKROYD**

TO LET

**4 Connaught Road,
London, E16 2DB**

2,170 sq ft

**Ground floor retail /
office unit opposite the
famous Tate & Lyle
Sugars factory**

stirlingackroyd.com



Description

An attractive glass frontage, E class unit located opposite one of London's most famous factories, the Tate & Lyle Sugars factory. The unit benefits from fantastic natural light would suit a wide variety of uses and occupiers.

Location

Situated on the busy Connaught Road, close to its junction with Connaught Bridge and Constance Street, just to the south of City Airport. This is a densely populated residential area which is undergoing significant regeneration, with a wide range of residential and commercial occupiers nearby. London City Airport and Pontoon Dock DLR Stations are within reasonable walking distance and several bus routes service the local area. Road access to the area is excellent, with the A13 and the Docklands highway network being nearby linking to Canary Wharf and the UK motorway network.

Key points

- Ground floor - 2,170 square feet
- Prominent location
- Flexible office or retail space
- Attractive glass frontage
- Fantastic natural light
- Close to London City Airport Station
- Available immediately
- Would suit a wide variety of uses and occupiers





Rents, Rates & Charges

Lease	New Lease
Rent	£25,000 per annum
Rates	£17,280 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	On application

Viewing & Further Information



Harry Mann
020 3967 0103
07947728313
hmann@stirlingackroyd.com



Joe Harris
020 3967 0103
07809091305
jharris@stirlingackroyd.com

Rachel Kiddie
020 3967 7628
rkiddie@stirlingackroyd.com

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