



**TO LET**

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

**3,505 sq ft**

**Close to Canary Wharf -  
Commercial unit**



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WHARFSIDE  
POINT SOUTH



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## Description

Ideal opportunity to secure a large commercial unit close to Canary Wharf. The unit will be vacant from the 1st February 2024 and the new tenant will have the benefit of a new lease direct from the Landlord

The unit, which benefits from a high volume of passing vehicle traffic, offers an open-plan layout and would be suitable for a range of commercial occupiers. The unit is currently configured as a boxing gym with a changing room. Please note, restaurant/food use is not permitted.

Rent £60,000 exclusive; Business Rates - tbc; Service charge - £12,000 per annum. All new leases subject to a minimum 3 month rent deposit and rent due quarterly in advance, rent is subject to VAT.

The existing ground floor area covers 3,505 square feet with a 2.9 metre ceiling height and 17 metre glazed frontage facing Prestons Road.

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## 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.

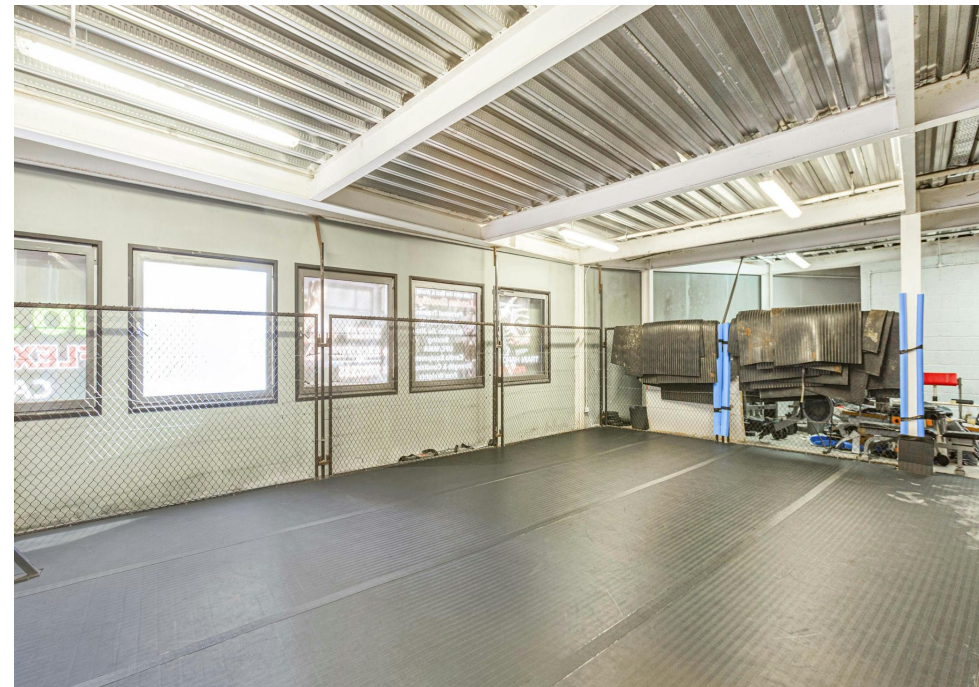
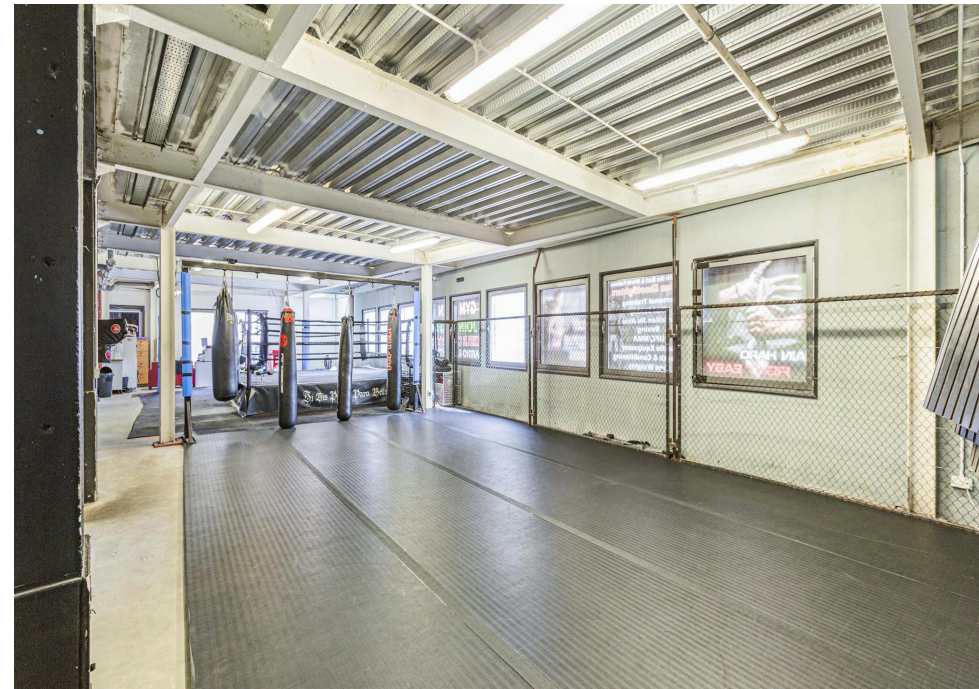
The unit is within a two minutes' walk of Blackwall DLR Station which connects to Canary Wharf London Underground, DLR and Crossrail Station.

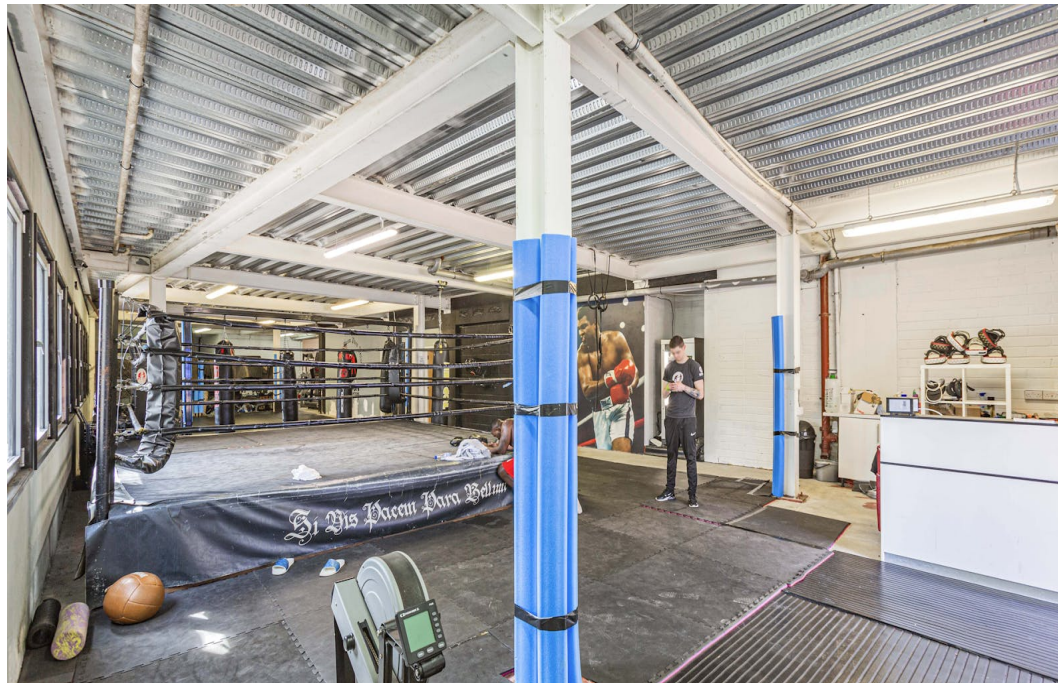
City Airport is also within a 15 minute drive and a 10 minute journey on the Eastbound DLR.

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## Key points

- Total space - 3,505 square feet
- Available from February 2024
- Close to Canary Wharf
- Open-plan commercial unit with prominent return frontage
- Rental £60,000 per annum exclusive
- 2.9 metre ceiling height and 17 metre glazed frontage
- Suitable for a range of occupiers
- Two minutes' walk from Blackwall DLR Station





## Rents, Rates & Charges

Lease	New Lease
Rent	£60,000 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	B (31)

## Viewing & Further Information



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