



**HENSHALL & PARTNERS**

REAL ESTATE ADVISORS

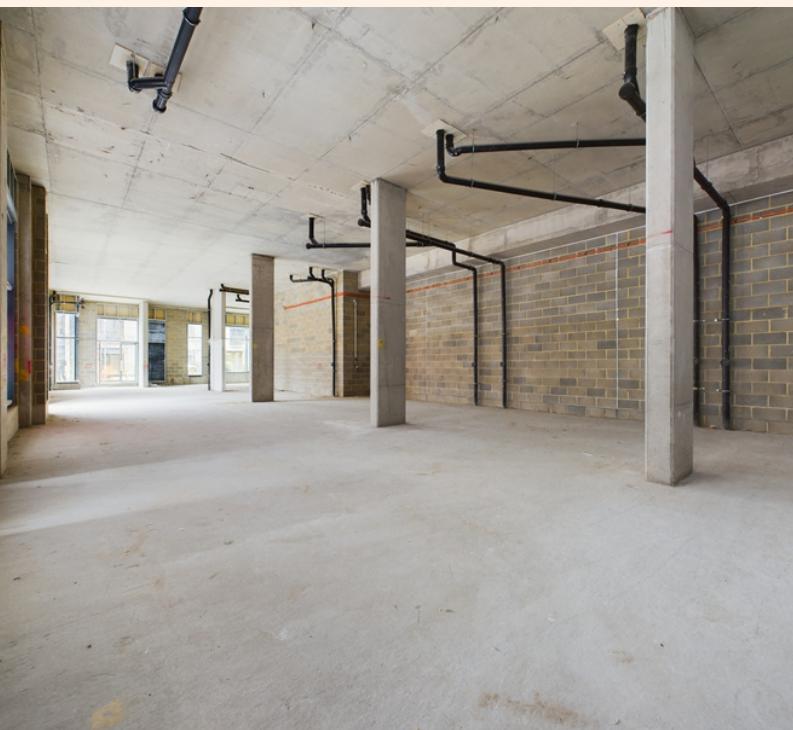


**2A Harbourside Court, Plough Way,  
Surrey Quays, London SE16 7FP**

**COMMERCIAL UNIT TO RENT (INCLUDES PARKING)  
(CLASS-E | 2,970 SQFT)**

# Summary

- Opportunity to lease shell and core **commercial unit (Class-E)** along with **2 x underground parking spaces**
- Unit arranged over the **ground floor** extending **2,970sqft (NIA)**
- Likely to appeal to a range of occupiers including **retailers, offices and medical operators** with the benefit of **street frontage and signage**
- Within walking distance of **Surrey Quays** and **Canada Water** stations, providing direct links to **Canary Wharf** and **The City**
- We are inviting offers in the region of **£60,000pax (£20psf)** on a **new FRI lease** direct with landlord



# Description

This flexible use **commercial unit** extends **2,143sqft** with accommodation arranged over **ground** floor of attractive development by **Galliard Homes** comprising **181-apartments**.

Space available **immediately** in **shell and core condition** with **capped services** (electric and water) allowing an incoming tenant to fit the space out as per their requirements. Property benefits from **2 x underground parking spaces**.

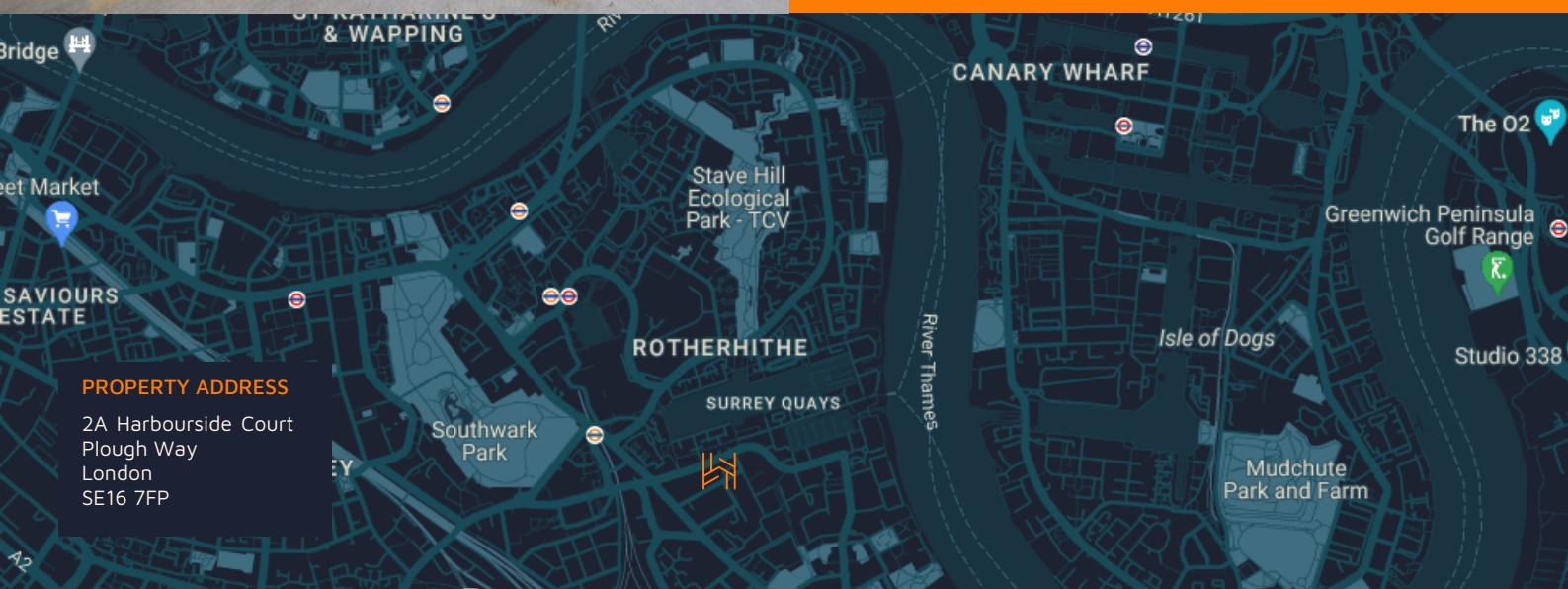
This corner unit benefits from a **prominent street frontage** with **good footfall** that will interest a **wide range of occupiers** including **retailers, offices and medical providers**.

# Location

Property is located on Plough Way off the junction with Carteret Way in Surrey Quays.

Both Surrey Quays (Overground) and Canada Water (Overground & Jubilee Line) stations are within 0.8 miles of the property providing direct trains to The City and Canary Wharf in under 6-minutes. The Thames Clipper is also within a 4-minute walk.

Surrey Quays is an outstanding example of Docklands regeneration providing a diverse customer base, quality amenities including South Dock Marina and Southwark Park.



# Business Rates

The property is yet to be rated by the **VOA**. We recommend interested parties make enquiries with **Lewisham Council** regarding likely annual rates payable.

## Floor Plans

Floor plans are available **upon request**.

## Viewings

Contact the **Henshall & Partners** team to arrange a viewing.

## Terms

We are inviting offers in the region of **£60,000pax (£20psf)** on a **new FRI lease** direct with landlord.

## CONTACT US

-  Sea Building, Great Suffolk Yard,  
127 Great Suffolk Street  
London SE1 1PP
-  +44 (0) 207 125 0377
-  info@henshallandpartners.co.uk
-  www.henshallandpartners.co.uk
-  @henshallandpartners



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