

REAR OF BLOCK A,  
POPLAR BUSINESS PARK  
**POPLAR** | E14 9RL

**FOR SALE: OFFICE/COMMERCIAL ACCOMMODATION**

Long leasehold - 999 years from January 2017.  
SHELL & CORE OPEN PLAN COMMERCIAL ACCOMMODATION

**TOTAL AREA: 9,870 sq.ft (916.9 sq.m)**



**STRETTONS**

Location

The commercial accommodation is accessed from the ground floor via a staircase to the second and third floor and is a part of a wider, newly constructed development by Telford Homes, known as The Liberty Building. The complex is accessed off Cotton Street, via Preston's Road either through or around the Workspace's Poplar Business Park or around The Liberty Building via Williamsburg Plaza.

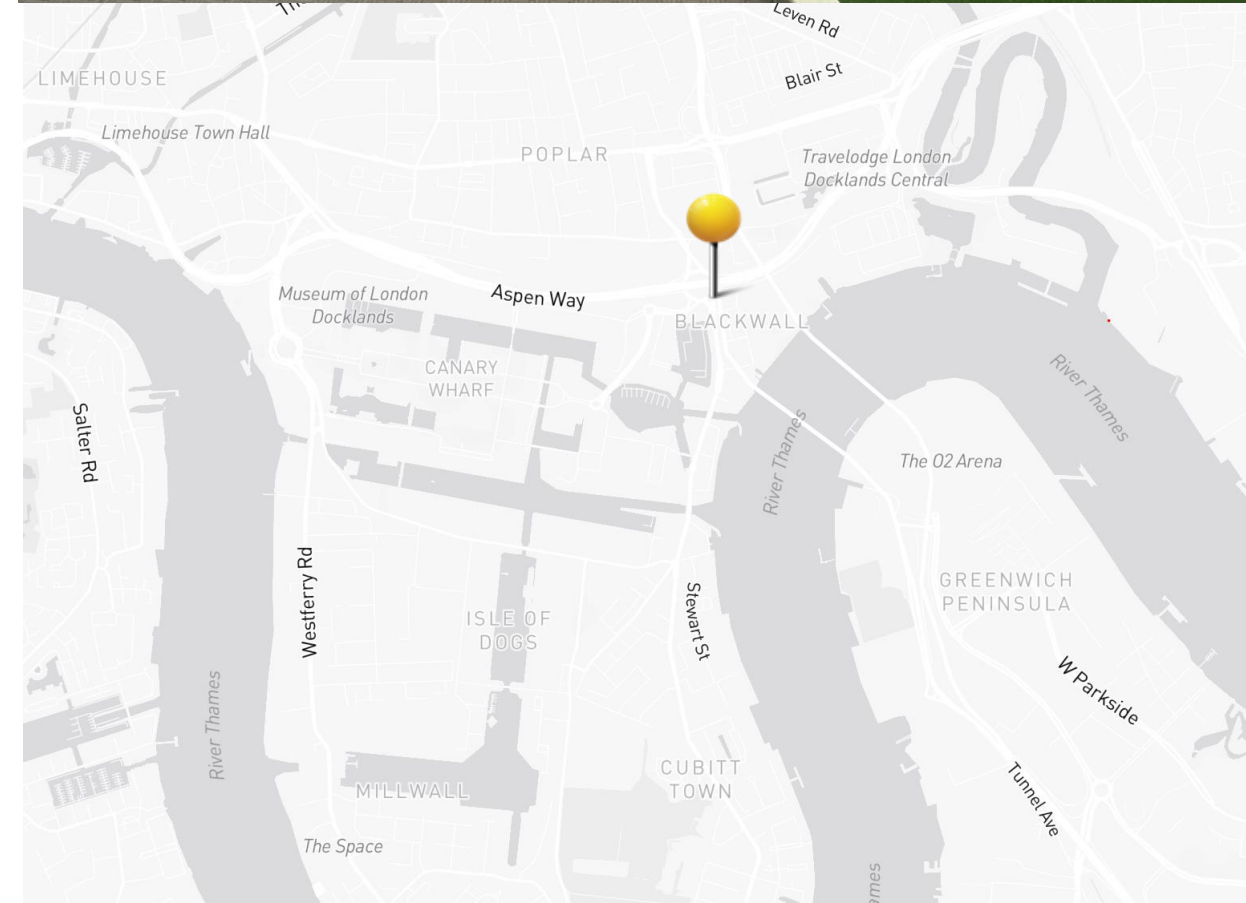
Connectivity

The building is located by the Docklands, a short distance from Canary Wharf with good access to the A13, A12, and the A102 (Blackwall Tunnel). A short distance away is access to Blackwall Stations, Canary Wharf Station, and Poplar Station.

- 0.3 miles to Blackwall DLR Station. This is a DLR train running from Bank via London City Airport.
- 0.7 miles to Canary Wharf Station. Providing London underground services for the Jubilee line.
- 1.3 miles to Poplar Station, providing DLR services to and from Stratford to Woolwich Arsenal

Description

The property is split over two floors; first and second floor in shell and core condition. The perimeter of the buildings offers large windows to allow natural light. There is access to the upper floor via a staircase from the ground floor. Originally constructed as B1 use as part of a mix used development but never occupied. Floor plans available upon request.



ACCOMMODATION	Sqft	Sqm
FIRST FLOOR	5,426	504.1
SECOND FLOOR	4,443	412.8
<b>TOTAL</b>	<b>9,870</b>	<b>916.9</b>

- Part of a new development
- Shell and core
- Split over first and second floor
- 24 Hour access
- Good transport links and road links



## TENURE:

Sale of the long leasehold interest 999 years from January 2017

## PRICE:

On application

## VAT:

Payable if applicable

## EPC:

Available upon request.

## AML:

The successful purchaser will be required to comply with Stretton's and the FCA's anti-money laundering requirements.



**STRETTONS**  
EST 1931

### Contacts

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Further Information [View on Website](#)

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