



**STIRLING
ACKROYD**

FOR SALE

**Easy Life, Millharbour,
London, E14 9XP**

977 sq ft

**EXCLUSIVE
OPPORTUNITY - STATIC
OFFICE/COMMERCIAL
VESSEL WITH
WATERSIDE VIEWS -
MOORED NEXT TO
SOUTH QUAY DLR
STATION, E14**



VIDEO TOUR

stirlingackroyd.com



Description

The glass fibre reinforced plastic construction static vessel is configured over 3 floors : Lower Deck 440 sq ft plus Middle Deck 537 sq ft - Total 977 sq ft.

In addition to the 977 sq ft over the 2 decks, the static vessel also offers a top deck/roof terrace plus storage and a bedroom plus shower/toilet.

The current use is for an office and meeting room/board room over the Middle and Lower Deck with the benefit of the Top deck/roof terrace for staff/clients.

The static vessel has both water and electricity supply & benefits from surround glazing ensuring lots of natural light in the office and meeting rooms - as well as the views across the dock.

This is a unique opportunity to secure a commercial base with waterside views in South Quay/Canary Wharf/E14 on a sale or rental basis.

Offers in the region of : Sale £249,000 or Rental £60,000 per annum exclusive

Key points

- STATIC VESSEL CONFIGURED OVER LOWER DECK, MIDDLE DECK AND ROOF TERRACE - LOTS OF NATURAL LIGHT
- MOORED AT MILLWALL INNER DOCK - WITHIN 1 MINUTE OF SOUTH QUAY DLR STATION AND MARSH WALL
- UNIQUE SPACE IN THE HEART OF CANARY WHARF OFFERING VIEWS OF THE DOCKSIDE AND CANARY WHARF SKYLINE
- SALE PRICE - OFFERS IN THE REGION OF £249,000 - THE SALE IS NOT SUBJECT TO VAT
- 3,5 AND 10 YEAR RENTAL LEASE TERMS OF THE VESSEL ALSO CONSIDERED - RENTAL £60,000 PER ANNUM - RENTAL IS NOT SUBJECT TO VAT
- THE ANNUAL MOORING COST AT MILLWALL OUTER DOCK IS £23,597.04 PER ANNUM PLUS VAT
- UNIQUE OFFICE, SHOWROOM, MARKET SUITE AND CORPORATE EVENT SPACE IN SOUTH QUAY/CANARY WHARF/E14



Location

The static vessel is moored at the northern end of Millwall Outer Dock - 1 minute walk from South Quay DLR station - just off Marsh Wall.

Pay and Display parking is available on Millharbour which is adjacent to Millwall Outer Dock. The location allows easy access to Canary Wharf.

A number of prominent existing and future residential developments are within easy walking distance - including the Pan Peninsular towers, Hampton Tower, and the Millharbour development (<https://www.millharbour.co.uk/>)

Tesco, Subway, Nuffield Gym (Baltimore Wharf) and a diverse range of retail, cafes, restaurants and hotels are all within a few minutes walk.

Transport Links



South Quay 0.1 Miles



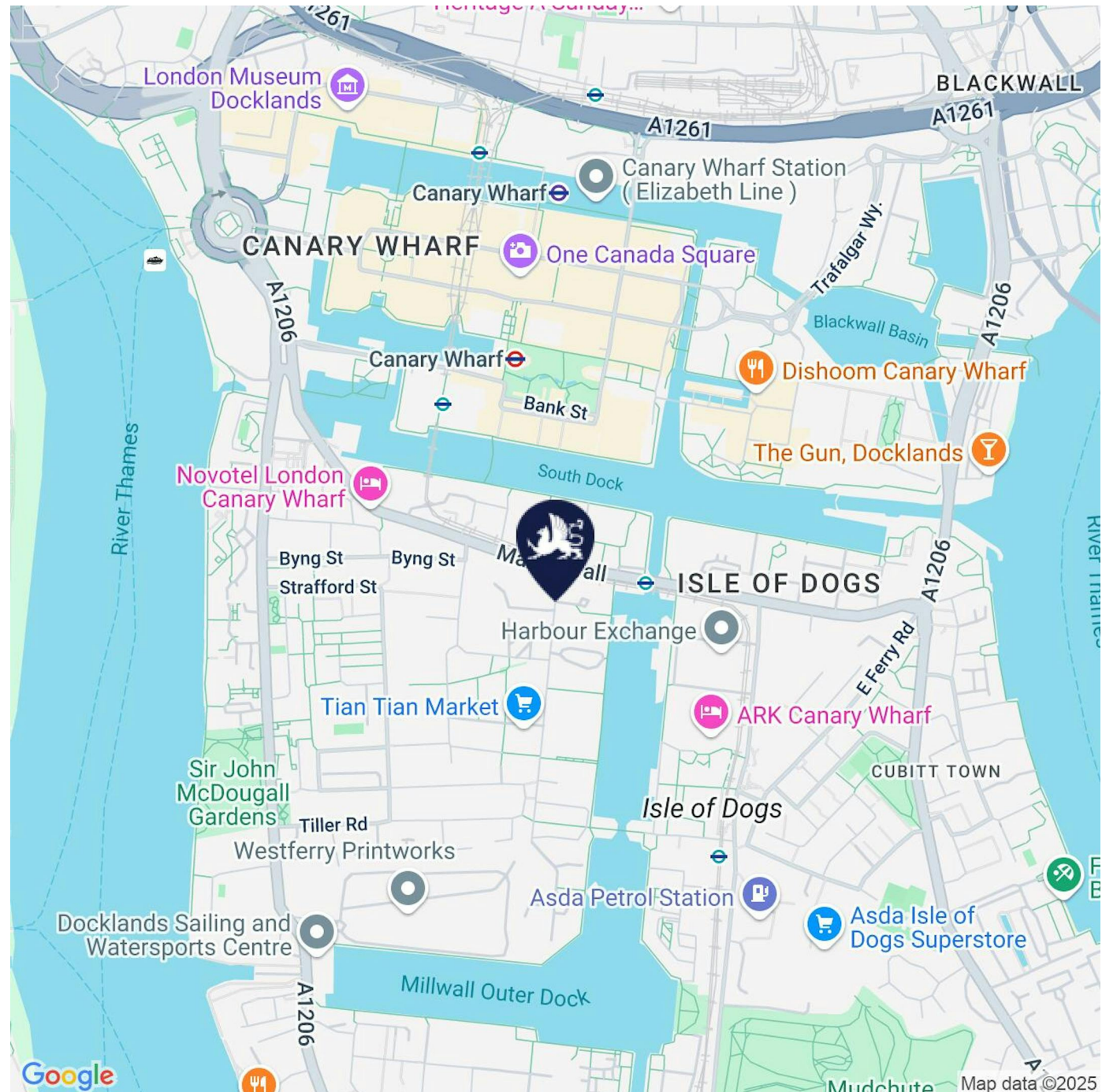
Canary Wharf 0.3 Miles

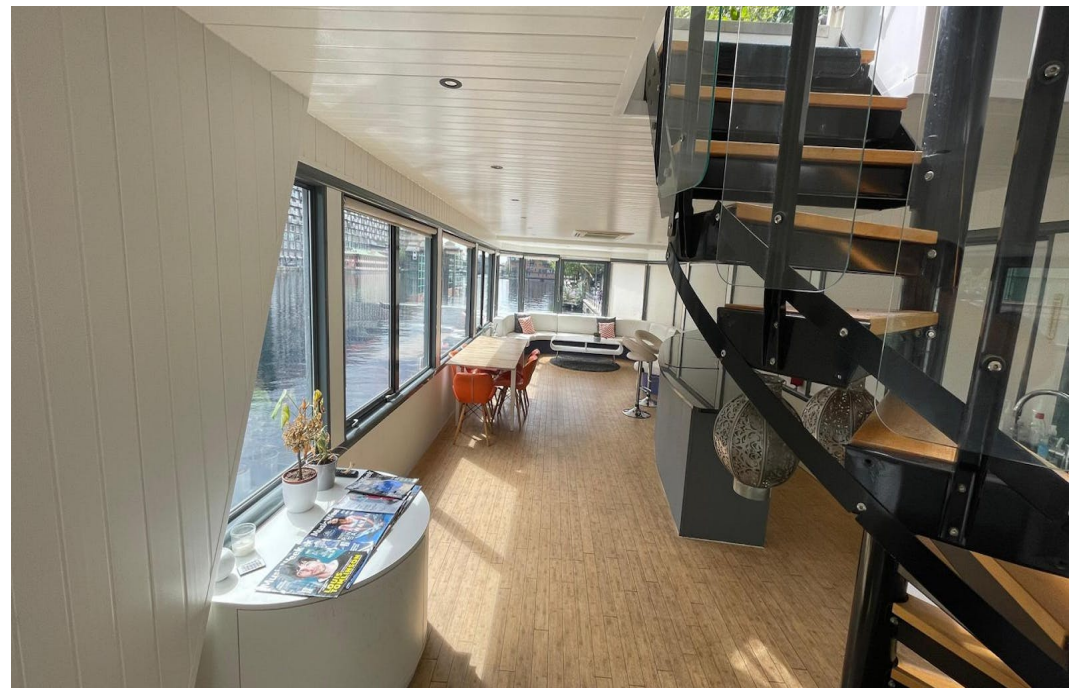


Heron Quays 0.3 Miles



Crossharbour and London Arena 0.3 Miles





Rents, Rates & Charges

Price	Offers in the region of £249,000
Rates	On application
Service Charge	On application
VAT	Not applicable
EPC	On application

Viewing & Further Information



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