

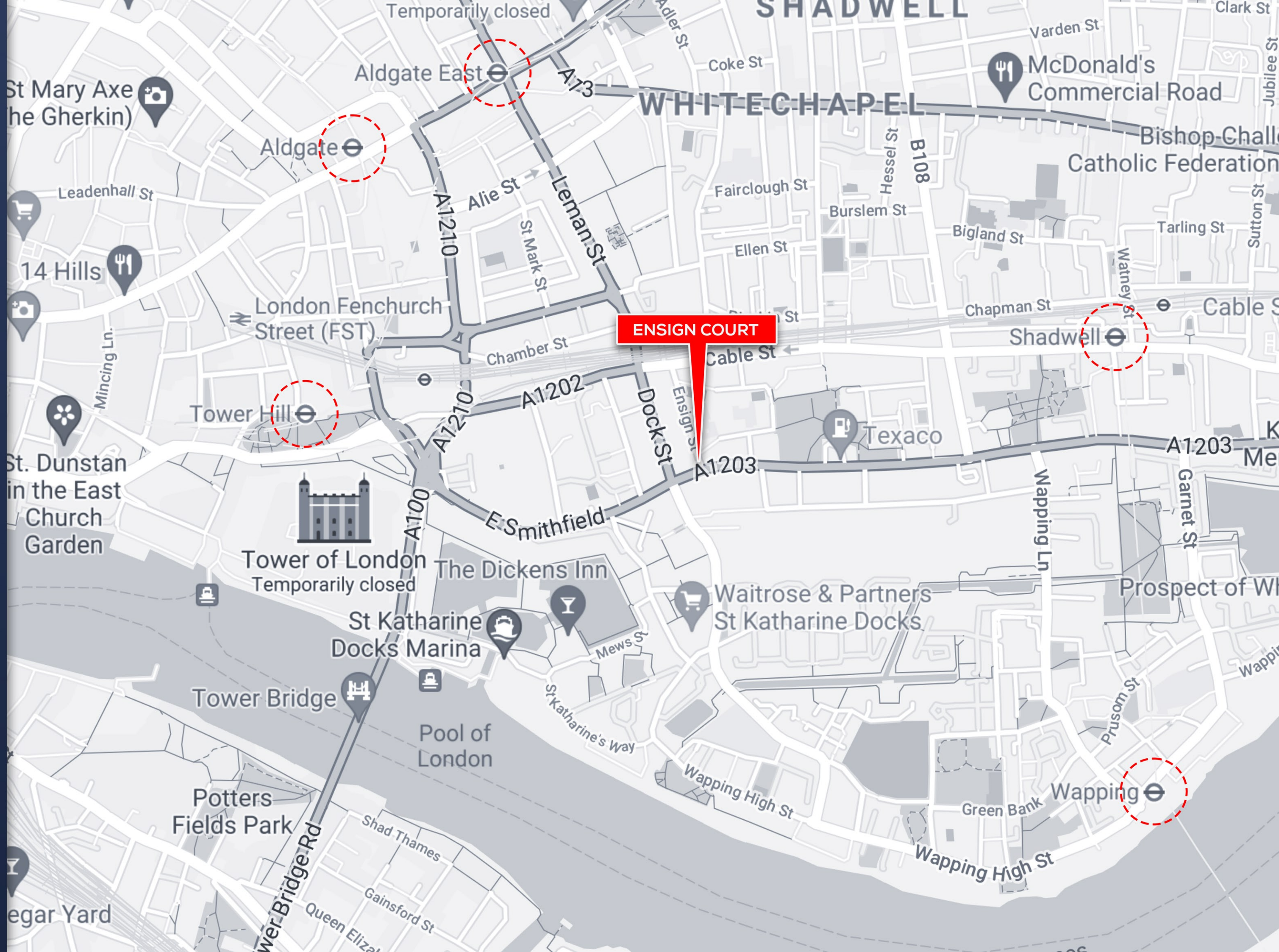


TO LET

Highly Prominent Unit with Exceptionally Large Frontage [232.26m² / 2,500ft²]

Ground Floor Unit, Ensign Court, The Highway, London E1 8ND

FORTY
GROUP





Location

The unit is located on the busy A1203 The Highway at the junction of Dock Street & Ensign Street. The property is virtually opposite the entrance to Waitrose supermarket and opposite the new Sainsburys Local.

St Katherines Dock is within easy walking distance with Aldgate Station a 10 minute walk from the property with Tower Hill being a 12 minute walk.

Description

The property comprises the entire ground floor of a new residential building which features a gross frontage of over 120ft.

The unit is handed over in shell condition with fully fitted glazed frontage and affords the following approximate areas.

Gross Frontage: 38.72m 127ft
Ground Floor: 232.26m² 2500ft²

Planning

Previously the unit was granted planning for retail, showroom & office use however subject to planning could be suitable for a variety of uses including gym, medical and educational.

Any intending tenant should make their own enquiries with the local authority before entering into a lease on this property.

Lease

A new lease to be held outside the security provisions of the Landlord & Tenant Act 1954-part 2.

Rent

£75,000.00 per annum exclusive of VAT, rates, service charges and landlords insurance contribution.

Service Charges

For the year 20/21 the service charges were £1552.04 per annum.

Rates

To be assessed

Approval Fees:

£2300.00 will be paid by any ingoing tenant for the cost of approving their fit out plans for the unit.

Legal Costs:

Each party to bear their own legal costs.

Inspections & Further Information

Please contact sole letting agents Forty Group.

Stephen Fixman BSc MRICS

Email: stephen@fortygroup.co.uk
Mobile: 07961 411 284
Office: 020 7529 5512



Jacob Corren

Email: jacob@fortygroup.co.uk
Mobile: 07956 889 053
Office: 020 7529 5516

