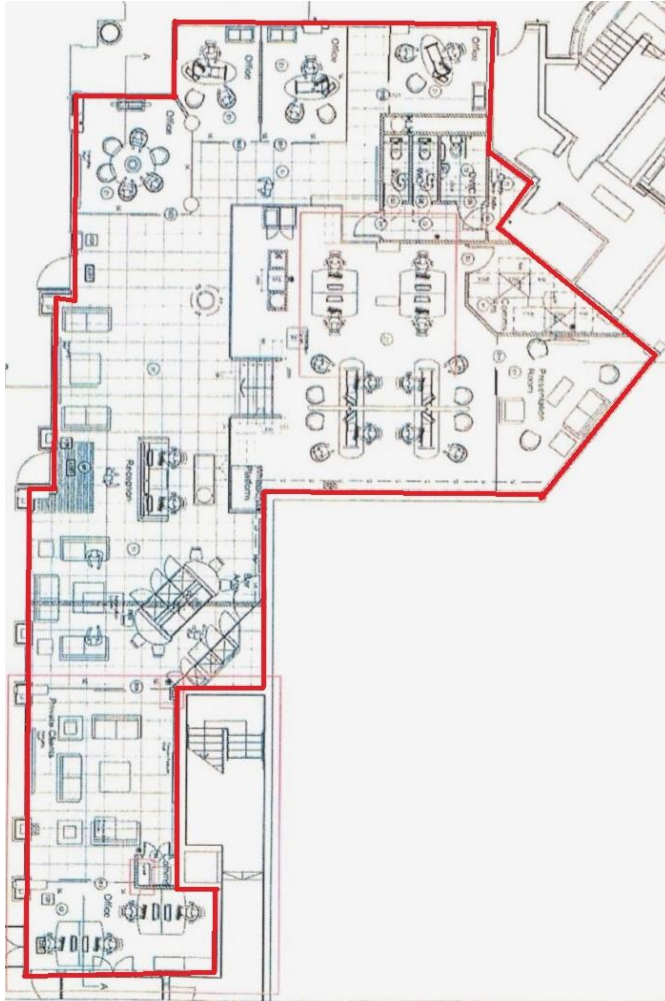




**GROUND FLOOR RETAIL UNIT TO LET – 303 SQ.M (3,261 SQ.FT)**  
**UNIT 1, 3 LIMEHARBOUR, LONDON E14**

**Cherryman**

## Floor Plans



## Location

3 Limeharbour is situated at the Northern end of Limeharbour which is an arterial route running from the South of the Isle of Dogs to the North. The Canary Wharf Estate is less than 10 minutes' walk away and provides an abundance of restaurants, bars and retail options, as well as access to the Jubilee Line. Crossharbour and South Quay DLR Stations are both within 5 mins walk away providing connections to the City, Lewisham, City Airport and Stratford.

## Description

The retail unit forms part of the ground floor of a modern residential block consisting of over 250 residential apartments. The space is currently fitted out to a high standard and has been used as a residential estate agents. The space benefits from its own male and female WCs and kitchen area. Part of the demise is split level with a sunken level forming an open plan area and directors office. There are also four additional meeting room/private offices and a larger boardroom.

## Planning Use

The unit has been granted planning use for A2 (estate agency). The unit could also work well as A1 or D1 use classes subject to the relevant planning consent.

## Conventional Lease Terms

A new lease is available for a term by arrangement directly from the landlord.

## VAT

This property is elected for VAT.

## Energy Performance Certificate

The unit has an EPC rating of "D" with a score of 99.

## Accommodation

Demise	Sq. M.	Sq.Ft.
Ground Floor	303	3,261

## Outgoings

Rent	Business Rates	Service Charge
£95,000 P.A	£15,159	Approx £3,000

## Additional Internal Pictures



## Contact



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**D&S**

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2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.gov.uk](http://www.commercialleasecode.gov.uk)

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