



SKYLINES VILLAGE · EAST LONDON E14

Situated on the corner of Lime Harbour and Marsh Wall, this second-floor office suite comprises two well-proportioned rooms within a self-contained commercial estate.

The property is conveniently located just moments from Heron Quays DLR Station, providing excellent transport links, and is ideally positioned in the heart of the Isle of Dogs, close to a wide range of local amenities.

Parking is available by separate negotiation.

Passing Rent: £13,000 per annum, plus VAT.

Business rates: Applicants are advised to make their own enquires with the London Borough Tower Hamlets Council directly.

Small service charge on building and insurance.

Rental Price per annum **£13,000 plus VAT** Leasehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.





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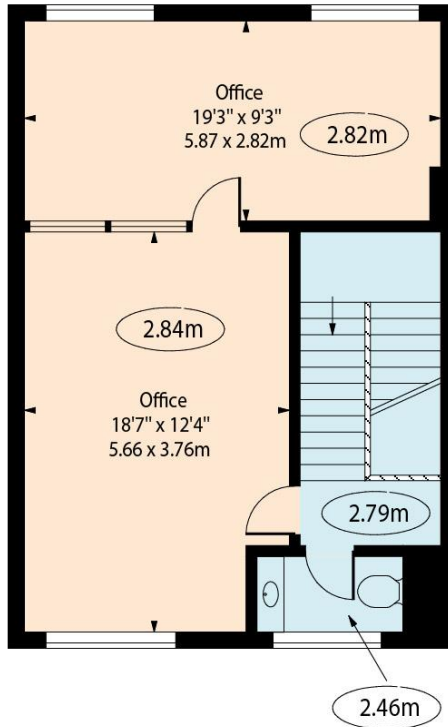


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Skylines Village,
Isle of Dogs, E14 9TS



Second Floor

Approx. Net Area 396 Sq Ft - 36.78 Sq M

Approx Gross Internal Area 537 Sq Ft - 49.89 Sq M

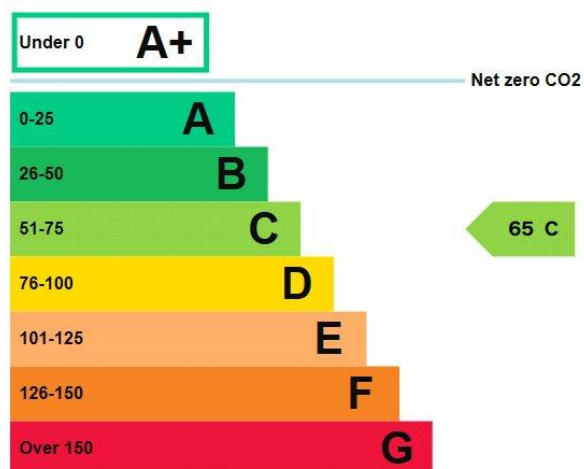
For Illustration Purposes Only - Not To Scale Floor Plan by www.nogaphotostudio.com Ref: No.54965

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

