



**Ground Floor Retail/Office Space For Sale/To Let**

**Conrad House**

19 Wesley Avenue, E16 1TD

Office, Retail

**TO LET / FOR SALE**

**2,920 sq ft**

(271.28 sq m)

- Prominent corner property
- Open plan layout suitable for a variety of uses
- 3 Allocated parking spaces

# Conrad House, 19 Wesley Avenue, London, E16 1TD

## Summary

Available Size	2,920 sq ft
Rent	£45,000 per annum
Price	£800,000
Rates Payable	£16,092.75 per annum
Rateable Value	£32,250
Service Charge	£2,800 per annum
EPC Rating	D (88)

## Description

Forming part of a mixed use development, a self contained ground floor retail/office unit divided into two, separated by way of stud partitioned walls. The units can be re instated back to its original size or retained in its existing layout. Falling under Class E and therefore can be used for a variety of uses.

The existing tenant occupying the smaller unit vacates at the end of September 2022 and therefore the unit is to be sold with vacant possession.

In addition, there are three secure allocated parking spaces located at the rear of the property.

## Location

The ground floor unit is located on the northern side of Wesley Avenue on the road junction with Southampton Mews Access to Wesley Avenue is from North Woolwich Road (A1020) to the south by Britannia Gate. Wesley Avenue is part of a wider, purpose built redevelopment complex, predominantly residential units in Silvertown, where there is a distinct architectural character to the buildings in the near vicinity.

Local amenities can be found moments away with a wider choice of amenities along Western Gateway via Royal Victoria Dock Foot bridge. In addition, further services are located on North Woolwich Road (A1020) with West Silvertown Light rail station within walking distance.

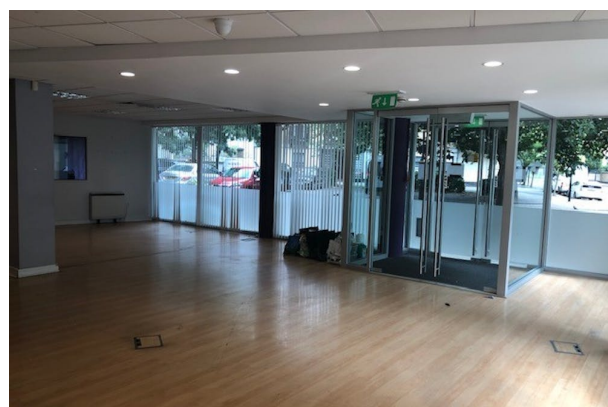
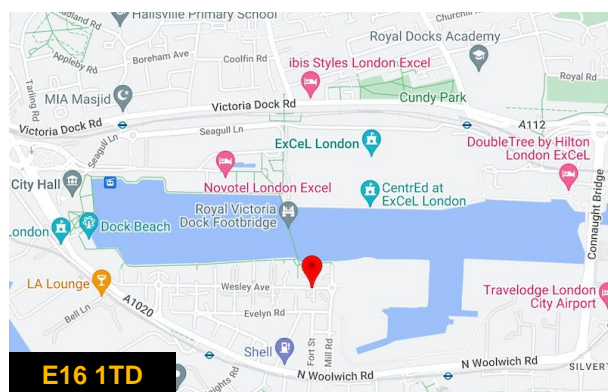
## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Retail Unit / Studio	2,920	271.28	Available
Office			
<b>Total</b>	<b>2,920</b>	<b>271.28</b>	

## Terms

Available by way of a Long Leasehold purchase of 200 years granted from 1996, with vacant possession. Alternatively, available by way of a new lease on terms to be agreed.



## Viewing & Further Information



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