



Ref: 1537



**Skyline Business
Village**

Limeharbour

London

E14 9TS

**B1 and D1 Use
Medical/Health/Clinic/
Dental/ Education/Offices
Available to Rent
Prime Docklands Location**



Various suites ranging from 250 sq. ft. - 970 sq. ft.

B1 and D1 uses ideal for medical/dental/education/ training/offices etc. Some suites may require a change of use to D1. Lettings subject to a change of use will be favourably considered

Ideally located in the heart of Docklands within walking distance to Canary Wharf and South Quay DLR stations

Most buildings arranged over two/three stories, limited car parking availability

To be let on a new FR&I leases for 5 years with a landlord's break at year 3

Rents upon application

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicant's failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Location

Skylines Business Village is located off Marsh Wall in the heart of Docklands within easy walking distance to both South Quay and Canary Wharf. The major facilities of Docklands are nearby in an established commercial and residential environment. DLR stations for services to the City are at both Canary Wharf and South Quay.

The Property

Skyline Business Village is a unique established commercial business development arranged as various buildings planned over ground and two/three stories. Each building is self contained and various suites are available across the development. The buildings are modern, bright and offer good quality accommodation to suit a wide range of businesses.

The suites vary in size according to availability from about 250 sq. ft ranging up to about 950 sq. ft.

Parking

Car parking spaces are available on a first come basis at a rental of £25 per week plus VAT.

Service Charges

Services charges are currently £2.80 per square foot.

Planning

I am advised the property enjoys both B1 and D1 uses. The use of selected suites will be provided upon selection. Where a change of use is required specifically from B1 to D1 uses, subject to the use required a letting subject to such change of use will be favourably considered.

Rating

TBA

EPC

TBC

VAT

The property is elected for VAT purposes

Rent

Given the number of units please call for rental offers. All rents are exclusive of rates, service charges, utilities and VAT.

Lease

New F R & I lease for a term of 5 years. A landlord's break will be required at the end of the third year of the tenancy. There will be rent review at the end of the third year to 10% of the original rent. A rent deposit of 3/6 months will be required plus one months rent in advance.

Costs

Each party to be responsible for their own legal and professional costs

References

Bernard Gordon & Co charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlords.

Holding Deposit

Tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the landlord withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment only, please contact:

Ben Wallis BA(Hons) or Bernard Gordon FRICS

Tel: 020 8099 3119

Email: sales@bernardgordon.co.uk



Site plan not to scale

