

# Cherryman

**D1 (Non Residential  
Institutions), Education,  
Gym, Restaurant / Cafe,  
Retail To Let / For Sale**

£33,480 per annum

Offers in the region of  
£500,000

1,674 sq ft

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**95 Blackwall Way,  
London, London, E14 9AA**

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New Providence Wharf is  
located on the north bank of the  
River Thames overlooking the  
O2 arena.

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[cherryman.co.uk](http://cherryman.co.uk)







## Description

Suitable for retail, food offering, nursery and gym use under Class E.

There is no cooking extraction currently in place for restaurant use.

Video walk through for Unit 3 & 4 (nursery) -  
[https://www.youtube.com/watch?v=zSfxN4J\\_sOU](https://www.youtube.com/watch?v=zSfxN4J_sOU)

## Location

New Providence Wharf is located on the north bank of the River Thames overlooking the O2 arena. The estate developed by Ballymore consists of 1,700 residential apartments, a 169 room Radisson Hotel and 33,000 sq.ft of commercial units. The property is a short distance from Blackwall DLR station, providing a regular service to Canary Wharf, City Airport and Stratford. Canary Wharf, to the west, comprises approximately 17 million sq.ft of office and retail accommodation. Amenities include over 200 shops, bars and restaurants with 4 retail malls.

### Accommodation

| Name         | sq ft | Rent           | Total year | Availability |
|--------------|-------|----------------|------------|--------------|
| Unit - 3 & 4 | 1,674 | £33,480 /annum | £51,695.06 | Available    |
| Unit - G12   | 789   | £20,000 /annum | £33,760.16 | Under Offer  |

## Terms

A new lease are available directly from the landlord without premium.

Alternatively, the unit is available for sale on a long-leasehold basis (999 years).

## Summary

- Rent: £33,480 per annum
- Price: Offers in the region of £500,000
- Business rates: £14 per sq ft (£8-15 per sq.ft)
- Service charge: £1.95 per sq ft
- VAT: Applicable
- Lease: New Lease

## Further Information

- [View details on our website](#)
- [Watch a video](#)

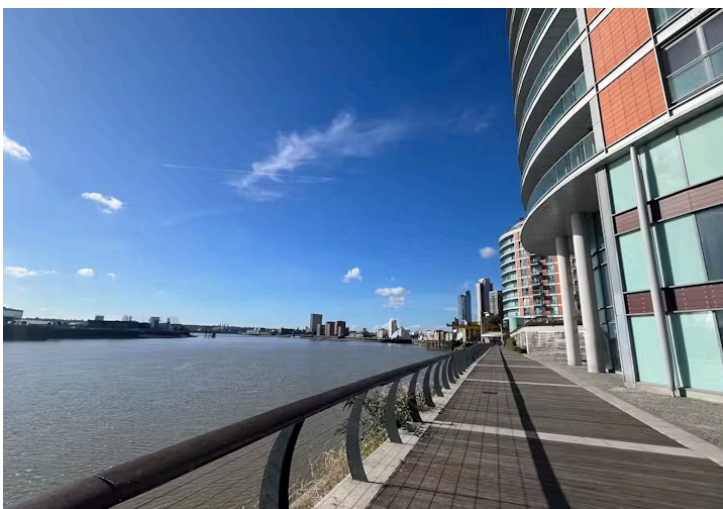
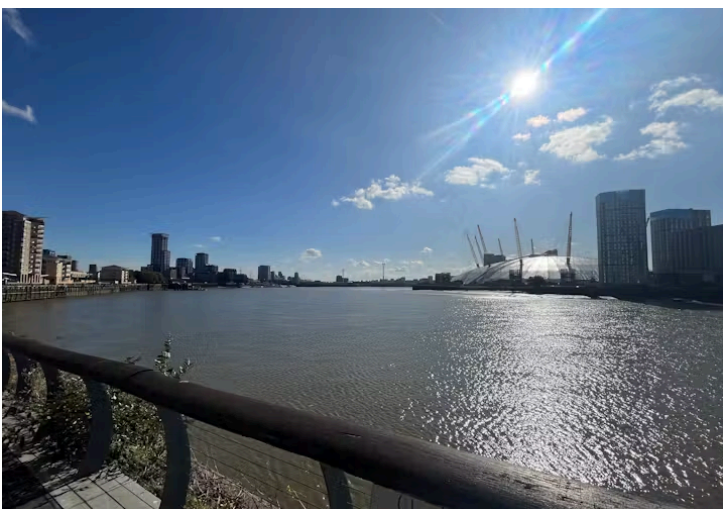
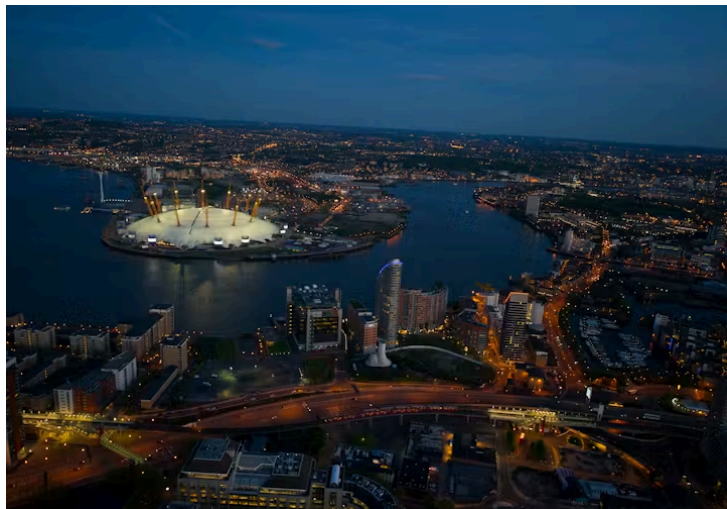
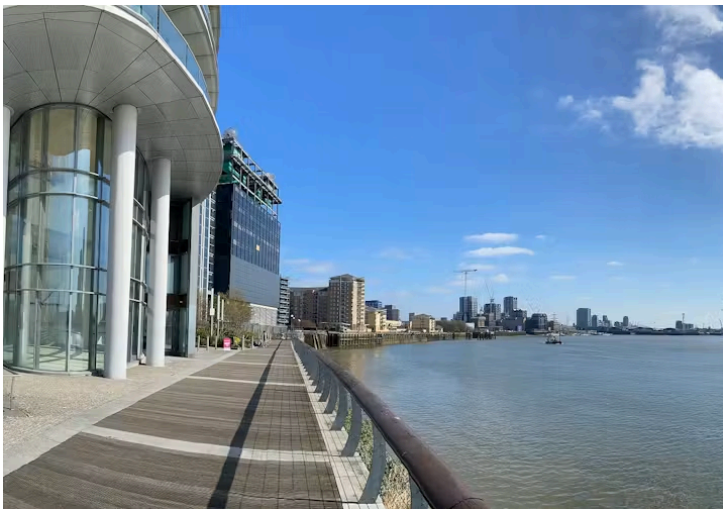
## Contact & Viewings

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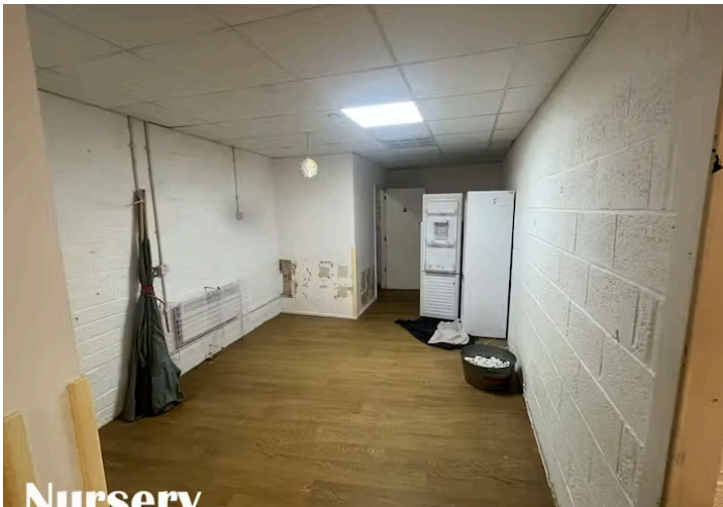
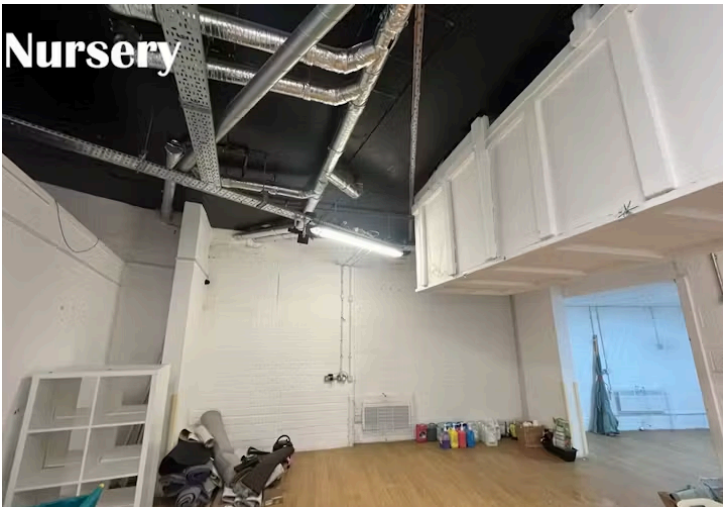
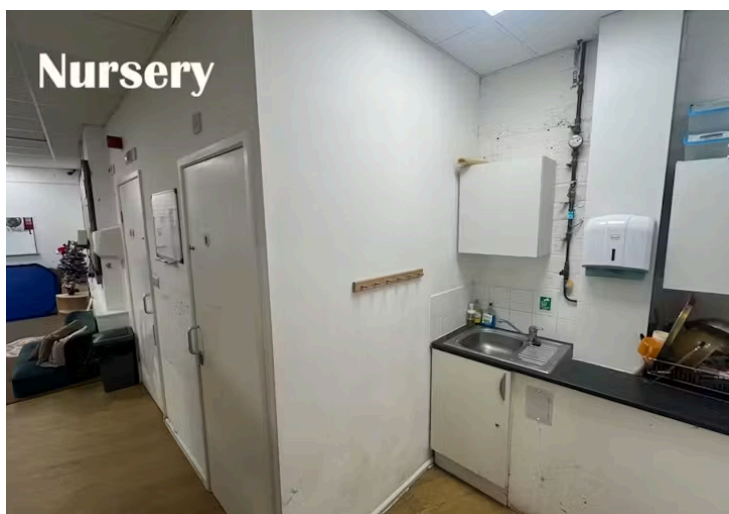
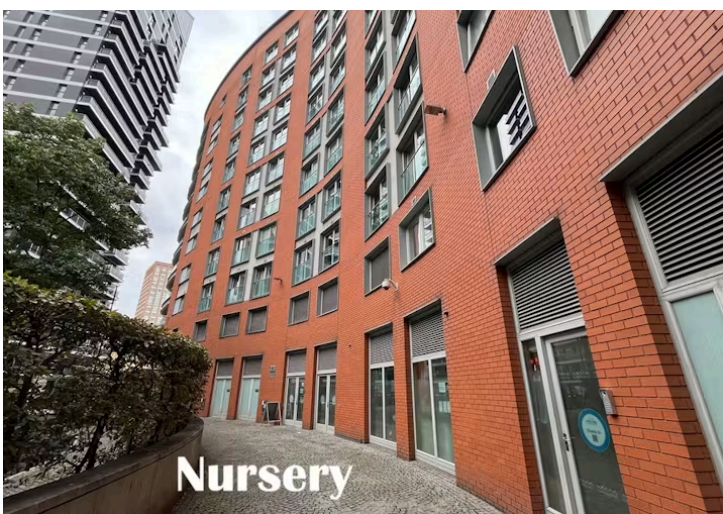
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Disclaimer











Nursery

