



Location

The A13, Commercial Road is a busy thoroughfare linking the City of London to Canary Wharf.

The subject property is positioned on the ground floor of 417-bed, premium student accommodation block and as such, benefits from an immediate proximity to an affluent student population and a high, sustained footfall throughout the day.

There is a wide range of occupiers close by including HULT International Business School, The Warehouse co-working space and The Castle public house.

Accommodation

Ground Floor	2,799 sq ft	260.13 sq m
Total	2,799 sq ft	260.13 sq m

Subject to planning, a split of the unit may be possible.

Rent

£75,000 per annum exclusive.

Lease Term

The lease is available by way of a new lease from the Landlord for a term to be agreed.

Rates

Rateable Value	£60,420
UBR	0.493 (2018/19)

All interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Planning

The unit benefits from a wide range of permitted uses - A1, A2, A3, B1 and D1.

Energy Performance Certificate

Rating A - 23.

Costs

Each party is responsible for their own legal costs incurred in the transaction.

Contact

Tom Jamson
+44 (0)7769 704 493
tjamson@klm-re.com

