

Rathbone Market

BARKING ROAD, LONDON E16 1EH

- **BRAND NEW COMMERCIAL UNIT**
- **SITUATED AT THE HISTORIC RATHBONE MARKET**
- **LOCATED NEAR CANNING TOWN UNDERGROUND & DLR**
 - **AVAILABLE NOW**
- **UNIT B – APPROX. 333.89 SQ.M / 3,594 SQ. FT.**

LOCATION

The premises are very well located on Rathbone Market, Canning Town, located just off of the high street and a short walk to the Canning Town Underground and DLR station, providing links straight into Canary Wharf, London Bridge, Waterloo & Stratford via the Jubilee Line and Bank via DLR line. Crossrail's arrival at nearby Custom House will continue to improve the connectivity of the area to Liverpool Street Station (10 mins) and Tottenham Court Road (15 mins)

Rathbone Market is in the immediate vicinity, as are numerous independent shops, eateries and cafes. Larger retailers such as M&S, Morrisons, Iceland, Costa Coffee, The Gym, ibis London Canning Town, and Fitness4Less can be found nearby within a 300m walk from the property.

Nearby, are several large new build developments, including Hallsville Quarter, Brunel Street Works and Caxton Works.

DESCRIPTION

Canning Town is undergoing significant regeneration in a push to improve the area. The London Borough of Newham, together with the London Development Agency, the English Cities Fund and other key organisations, put together a masterplan, detailing the proposed improvements for Canning Town. Key initiatives have been brought forward, such as; Building new amenities, including leisure facilities and public services, expanding the town centre and redeveloping Rathbone Market, regenerating Custom House in preparation for the Crossrail station opening this year, creating distinct, unique residential areas, developing parks and other environmental / natural areas and bringing 10,000 new homes to Canning Town.

The unit will be over ground floor only and is in Shell and Core condition.

AMENITIES AND FEATURES

- Two car parking spaces
- Fully glazed
- Potential for mezzanine
- Flexible use

TRANSPORT

- Canning Town Underground Station (5 min walk)
- Canning Town DLR Station (5 min walk)

QUOTING RENT

£25psf. pax

PLANNING

E-Class Planning (formerly A1, A2, A3, B1 and most former D1 & D2 categories)

AVAILABILITY

Unit B – Available

TENURE

New leases available on terms to be agreed. All leases will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act.

RATES

All interested parties are advised to make their own enquiries from local authority. We understand the units are yet to be assessed.

SERVICE CHARGE

TBC

EPC

To be assessed on completion of the works.

TIMING

Available now.

VAT

We understand the premises is elected for VAT.

COSTS

Each party will be responsible for their own legal and professional costs.

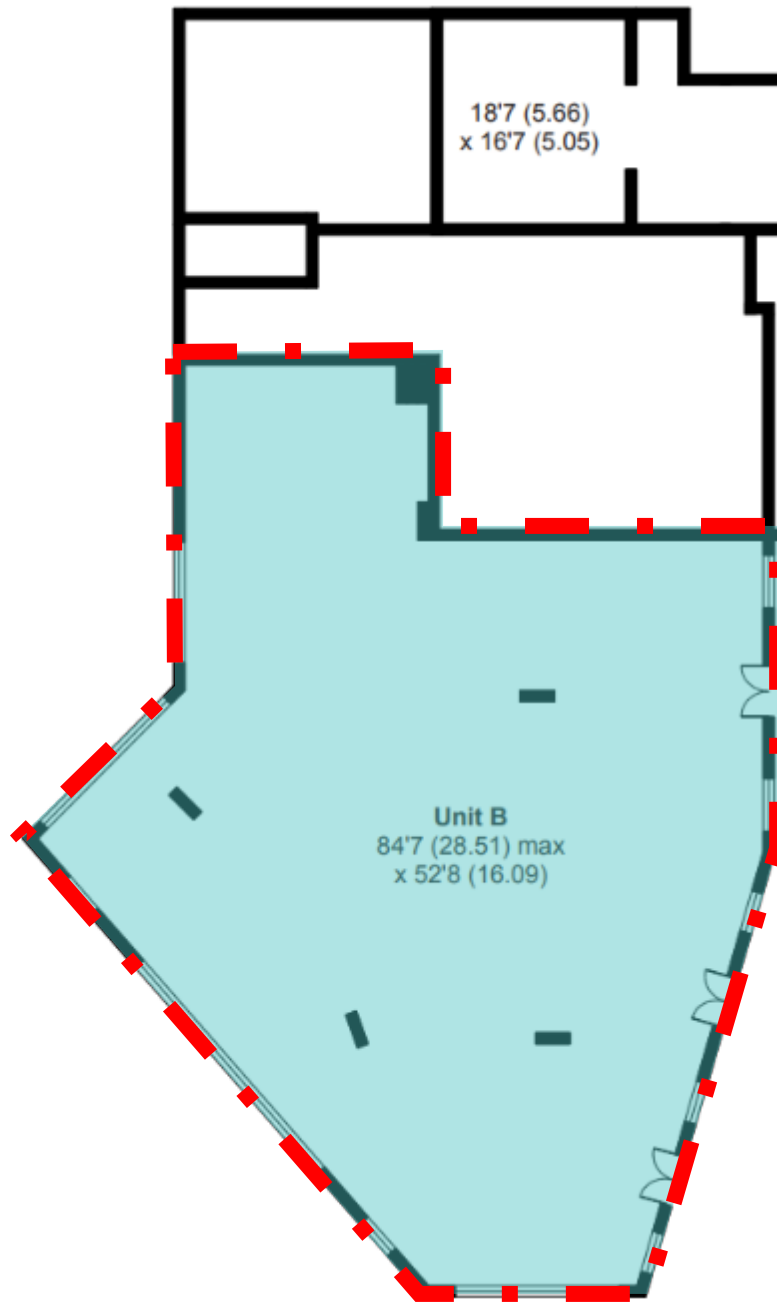
ACCOMMODATION

Unit B approximate floor areas:

Unit B	Sq. ft.	Sq. M.
Ground Floor	333.89	3,594

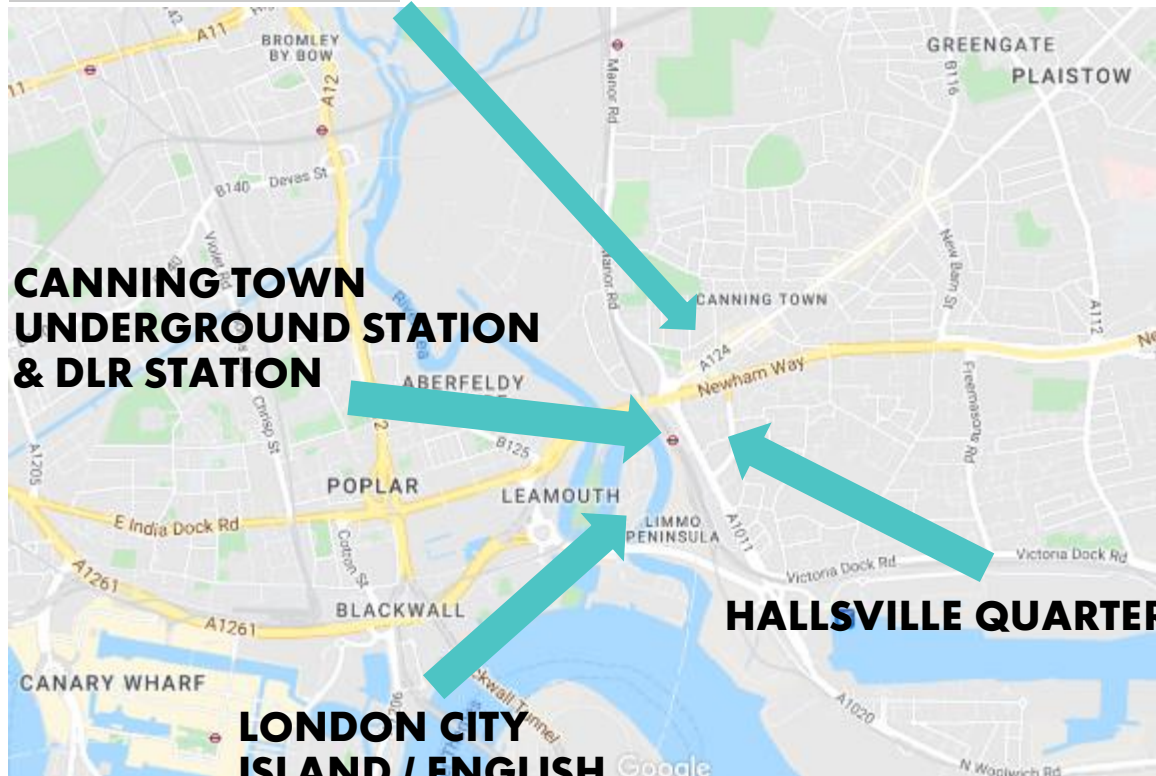
NEW COMMERCIAL SPACE
CENTRAL CANNING TOWN LOCATION
E-CLASS PLANNING





Ground Floor only

RATHBONE MARKET



**CANNING TOWN
UNDERGROUND STATION
& DLR STATION**

HALLSVILLE QUARTER

**LONDON CITY
ISLAND / ENGLISH
NATIONAL BALLET**

Hallsville Quarter



Rathbone Market



City Island / English National Ballet



CONTACT

Jake Stace
M: +44 (0) 7597 685889
E: jake@cfcommercial.co.uk

John Giblin
M: +44 (0) 7867 505604
E: john@cfcommercial.co.uk

CF Commercial
www.cfcommercial.co.uk

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