Assembly.
Commercial Real Estate

A.

11a Atlantis Avenue, London E16 2UB

The opportunity

- A new Class E premises within a development by Telford Homes.

- The premises will be refurbished to provide white washed walls, modern lighting, Air Conditioning and wooden vinyl flooring. A new door will be fitted and a mezzanine floor will be installed with a staircase. The adjoining unit is to be a solicitor's office.

- Arranged over lower ground and mezzanine floors. 548 sq ft (51 sq m) on mezzanine and 750 sq ft (69.69) on the ground and lower ground floors (1,298 sq ft in total).

- Located near to Gallions Reach Station.

- Opposite the Countrywide (Vistry) scheme which has a variety of retailers, eateries and leisure spaces which are to open soon.

- Offers in the region of £27,500 per annum exclusive.
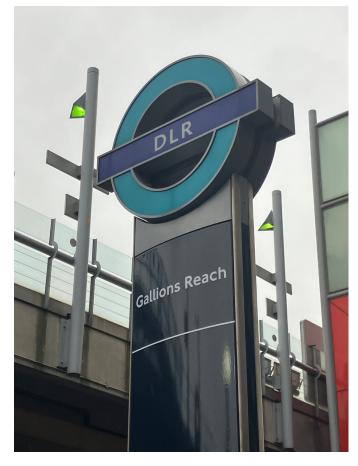

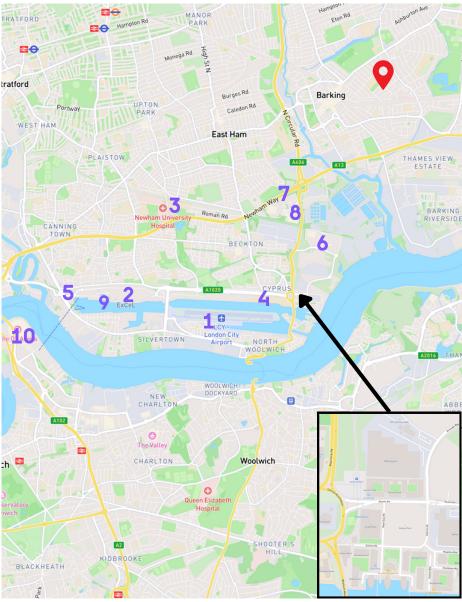11a Atlantis Avenue, London E16 2UB

Location

The area is undergoing a large amount of regeneration, with thousands of homes being built over the last number of years in the surrounding area. The area also benefits from a wealth of amenities such as:

1 City Airport
2 Excel London
3 Newham University Hospital
4 University of East London
5 Emirates Air Line
6 Gallions Reach Shopping Park
7 Becton Triangle Retail Park
8 Gateway Retail Park
9 Sunborn London Hotel
10 The O2

Connectivity

The premises are well served by transport links, with Gallions Reach Station situated approximately 100 metres away

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Floor Plans

VAT

The premises are elected for VAT.

EPC

Available on request.

Terms

Available on a new FRI sub-lease for a term arrangement.

Service Charge

TBC.

Business rates

To be assessed.

Permitted Use

Class E use.

Contact details

For further information, please contact owners sole letting agents:

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