

# Isle Of Dogs

45 Millharbour, London, E14 9TR



## TO LET

**3,013 SQ FT**  
(279.92 SQ M)

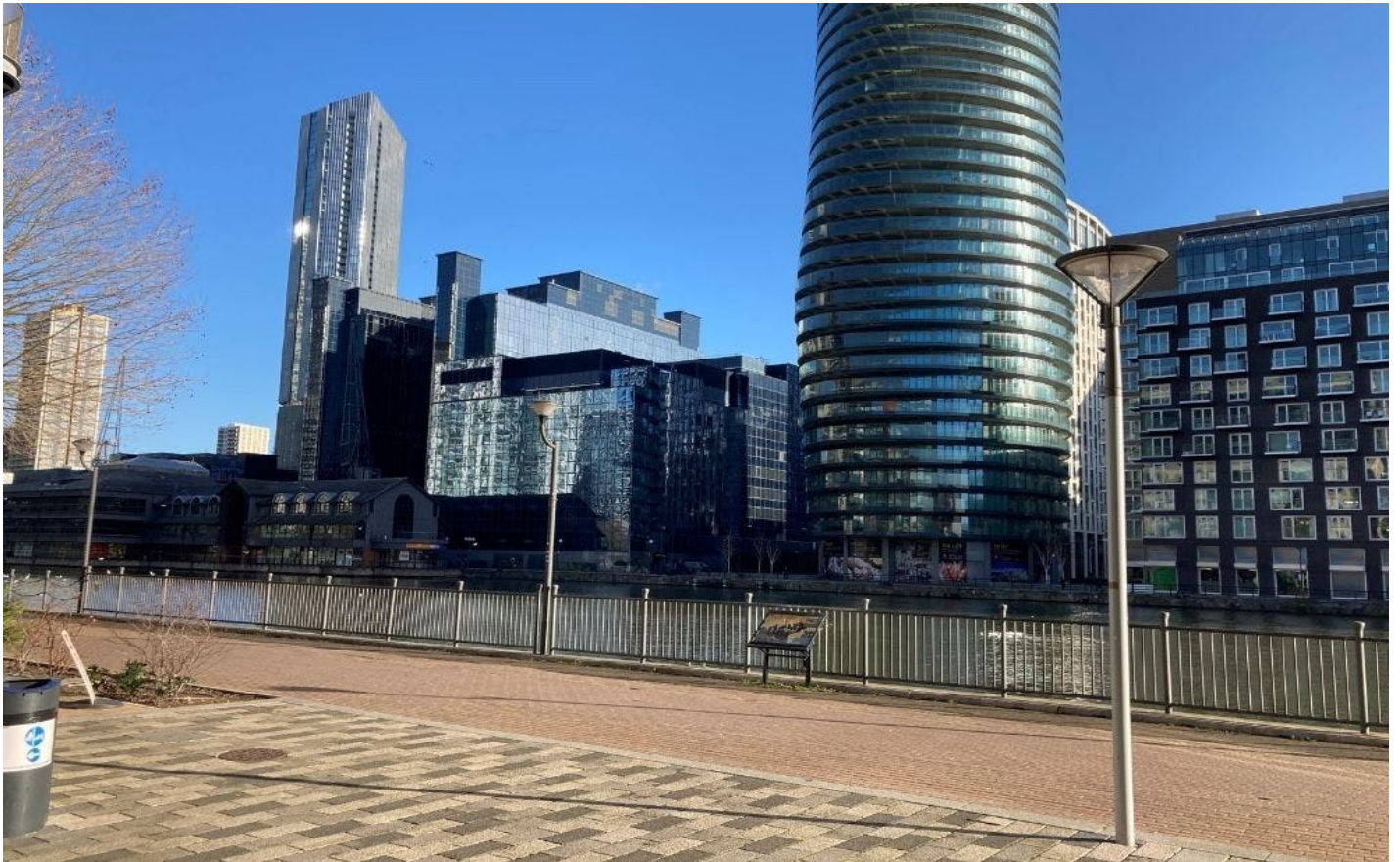
**£38,250.00 PER ANNUM**

**Restaurant - Only available currently for businesses located within the London Borough of Tower Hamlets**

- Prime location
- Views over Millwall Inner dock
- Canary Wharf station 0.56 miles away
- Sir John Mcdougall Gardens 0.4 miles away
- Established occupiers near by - Pret A Manger, Chipotle, Patty and Bun and supermarket chain ASDA
- Open plan space

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## Description

The building is a mixed-use scheme, with residential on the upper floors and a serviced office center on the ground floor. The area is a mixture of newly built residential blocks, interspersed with office buildings. The restaurant is an open-plan space, which

## Location

Only available currently for businesses located with the London Borough of Tower Hamlets or Social Enterprises offering training and development opportunities to Tower Hamlet residents. The restaurant is located at the rear of the main building with views over Millwall Inner dock.

## Viewings

Strettons: Waltham House, 11 Kirkdale Road, London, E11 1HP  
020 8509 4404

## Lease Details

Rent: Whole £38,250 pax for year 1, rising to £43,350 pax for years 2 to 3, then up to £51,000 pax until the rent review on the 5th year.

## Business Rates

To be assessed

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## Accommodation

The restaurant is currently open plan.

| Name   | sq ft | sq m   | Availability |
|--------|-------|--------|--------------|
| Ground | 3,013 | 279.92 | Available    |
| Total  | 3,013 | 279.92 |              |

## Configuration

Not Fitted

## Tenure

New Lease

## EPC

C (69)

## VAT

Applicable

## Contacts

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## Further Information

[View on our website](#)