

# TO LET

## GROUND FLOOR COMMERCIAL SPACE WITH PROMINENT CORNER FRONTAGE

**A1/A2/A3/A4 and B1 uses**

1 Knights Road, Silvertown, London, E16 2AT

1,054 SQ. FT (97.9 SQ. M) APPROX



## Location

The development is located on Knights Road at its junction with North Woolwich Road and directly by West Silvertown DLR Station. The Royal Wharf development is a short walk away and there are other new schemes proposed in the near vicinity.

## Description

Comprises a ground floor commercial space with prominent corner frontage. The unit is being offered in shell condition with capped services, screeded floor and glazing installed.

The unit will provide open plan space with A1/A2/A3/A4 and B1 uses.

The unit would be ideal for a small supermarket, off licence or similar.

## Accommodation

(All measurements are approximate)

Ground Floor	810 sq ft (75.26 sq m)
Storage Space	244 sq ft (22.66 sq m)

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**Total Floor Area**            **1,054 sq ft (97.9 sq m)**

## Terms

A new full repairing and insuring lease for a term to be agreed.

## Rental

**£16,000** per annum exclusive of business rates, service charge and VAT.

## Business Rates

The unit has not yet been assessed for business rates. To be advised.

## Service Charge

To be advised

## Legal Costs

Each party to bear their own legal costs.

## EPC

Energy Performance Asset Rating – TBC

## Viewing

Strictly by appointment through sole agents:

**Currell Commercial Ltd.**

**Jon Morell** – 020 7096 2785

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**Ref: COM180527**