

Units 2D & 2B, Baltimore Wharf London E14 9EY

lots 51
& 52

Two Modern Central London
Retail/Restaurant Opportunities

- Two retail units within the vibrant Baltimore Wharf to be offered as two separate lots
- Located close to the Crossharbour DLR Station
- 6 minutes from Canary Wharf, London's major business district
- Scenic Waterside Location

Vacant
Possession



Location

- Miles: 1 mile south of Canary Wharf
4 miles south-east of London Liverpool Street
- Roads: A1206
- Rail: Crossharbour DLR (6 minutes to Canary Wharf, 16 minutes to Bank)
- Air: London City Airport

Situation

The property is situated within Baltimore Wharf, a vibrant new quarter approximately 1 mile south of Canary Wharf comprising approximately 690 apartments, extensive leisure facilities including Nuffield Health Centre, a nursery and a significant retail/restaurant component housing occupiers including Tesco and Firezza Pizza. Phase 2 of development will provide an additional 330 apartments and there are also plans for the construction of a hotel. Please see www.baltimorewharf.com for more details.

The property provides excellent transport links to Canary Wharf, the City, London City Airport and all of London's key leisure and business destinations.

Description

The property comprises two modern ground floor units in shell condition forming part of a larger building, to be sold as two separate lots. The entire of unit 2D and the majority of unit 2B are double height, providing potential for a mezzanine level.

Tenure

Virtual Freehold. New leases to be granted on completion by Ballymore (London Area) Limited for a term of 999 years at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Lot	Floor	Use	Floor Areas (Approx)	Possession
51	Unit 2D	Retail (A1/A2/A3/A4/A5)	115.00 sq m (1,237 sq ft)	VACANT POSSESSION
52	Unit 2B	Retail (A1/A2/A3/A4/A5)	557.97 sq m (6,006 sq ft)	VACANT POSSESSION

For further details please contact:

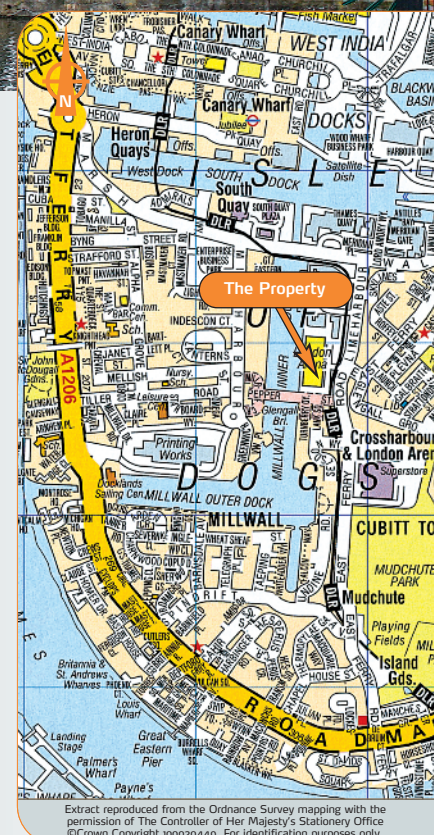
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