



27 Shackleton Way, London, E16 2XJ

Rare chance to occupy a new commercial unit located within the exciting and vibrant community of Royal Albert Wharf.

- Ideal premises for new and expanding businesses
- 665 sqft of commercial space available
- Suitable for Class E uses such as office and retail
- Property developed to shell and core spec with lighting

Interested?

Request more information.

020 8221 9610

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Summary

Available Size	665 sq ft
Rent	£16,500 per annum
Business Rates	The property is yet to be assessed for business rates, it's recommended that the incoming tenant make enquiries with the local rating authority.
Service Charge	£1 per sq ft Service charge may be subject to annual reviews.
EPC Rating	Upon enquiry

Description

This unit is well-suited for various commercial uses, such as a retail outlet, office space, or a showroom. The exterior design is clean and professional, offering a modern aesthetic that will appeal to a broad range of businesses. The building features a striking, dark brick facade with large windows that provide excellent natural light and a welcoming atmosphere for potential customers or clients. The space is fronted by a paved pedestrian area, which includes bike racks, enhancing convenience for those commuting by bicycle.

Location

Situated in the vibrant E16 area, 12 Upper Dock Walk benefits from excellent transport links, such as Gallions Reach DLR station, providing easy access to Canary Wharf and the City. There is convenient access to major roads including the A13 and A1020, ensuring efficient travel to and from the property. London City Airport is within close proximity, facilitating easy international travel for business professionals.

Accommodation

The accommodation comprises the following areas:

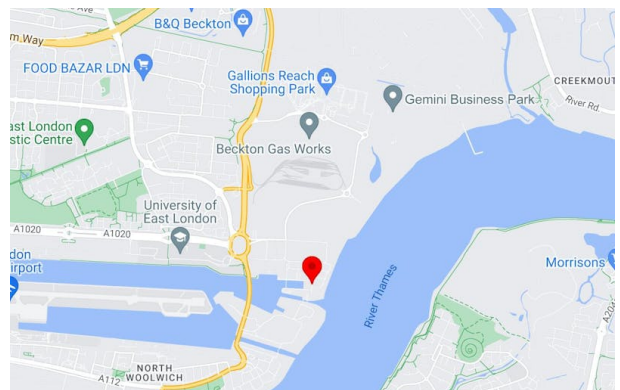
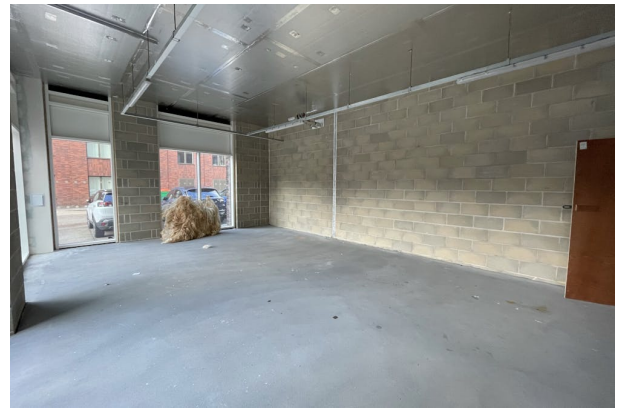
Name	sq ft	sq m
Ground - Commercial space	665	61.78

Terms

A new FRI lease directly from the landlord will be available for a term to be agreed.

Legal Costs

Each party to bear their own legal costs in the transaction with the incoming tenant required to provide an undertaking for abortive costs should they withdraw from the transaction after having agreed terms.



Viewing & Further Information

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