



## The Royal Oak, 17 Woodman Street, London, E16 2LN

A newly renovated well known commercial premises close to City  
Airport and North Woolwich ferry crossing

- New development of an old pub premises now suitable for E class uses
- Close to City Airport and Thames Barrier Park
- Flexible on proposed uses, subject to planning consent
- Open plan space provided in shell and core condition

Interested?

Request more information.

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## Summary

<b>Available Size</b>	1,378 sq ft
<b>Price</b>	Offers in the region of £250,000
<b>Business Rates</b>	Business Rates are to be assessed with the ingoing tenant to make their own enquiries to the local authority.
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon enquiry

## Description

The property has recently benefited from new development which has retained the old pub frontage of The Royal Oak and provides commercial space over the ground and lower ground floors. Flexible views will be taken on proposed uses with a focus on the new E use class It will be provided in shell and core condition ready for a tenant's bespoke fitout.

## Location

The property is located on Woodman Street close to the King George V DLR station which links into Stratford and Canning Town as well as City Airport. Its within 1 mile of the A13 and A406 which provide good links into Central London. The North Woolwich Ferry Crossing is also only 5 minutes walk away.

## Accommodation

The accommodation comprises of the following

Description	Size
Ground floor	649 sq ft
Lower Ground floor	729 sq ft

## Legal Costs

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



## Viewing & Further Information

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