299 Manchester Road, London, E14 3HN





## **TO LET**

**3,644 SQ FT** (338.54 SQ M)

£67,500 PER ANNUM

Shell and core A4 Bar in the Isle of Dogs also suitable for community uses

- Shell and Core
- Ground floor and basement premises

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### Description

Shell and core A4 Bar in the Isle of Dogs also suitable for community uses. The property forms part of a new mixed-use development, situated over the ground floor and basement. The unit is to be left in a shell and core state with capped services.

### Location

The property is located approximately 600 metres from Island Gardens DLR Station in a predominately residential area.

### Viewings

**Strettons** 

Waltham House, 11 Kirkdale Road, London, E11 1HP

Tel: 020 8520 9911

#### **Terms**

Available on a new FRI lease for a term to be agreed.

#### **Business Rates**

To be assessed.

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#### Accommodation

Name	sq ft	sq m	Availability
Ground	836	77.67	Available
Basement	2,828	262.73	Available
Total	3,664	340.40	

Configuration	Tenure	EPC	VAT
Upon Enquiry	New Lease	D (92)	The premises are elected for VAT.

Contacts Further Information

NOWSHER ALAM View on our website

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