

Gallions Point, Unit A, Atlantis Avenue, Royal Docks, London, E16 2UB

FOR SALE

Class E Retail / Leisure / Office / Retail

1,627 sq ft / 151.2 sq m

Offers from £495,000.00

Last remaining newly constructed unit, offered in shell and core and benefiting from a 999 year long leasehold/virtual freehold interest.



- LAST REMAINING UNIT within the scheme
- Prominent position on walk to station
- Offered in shell and core condition with window frontages and capped services
- Dedicated commercial servicing
- Proximity and visibility to Gallions Reach DLR station
- Ideal location for businesses serving Canary Wharf and Docklands

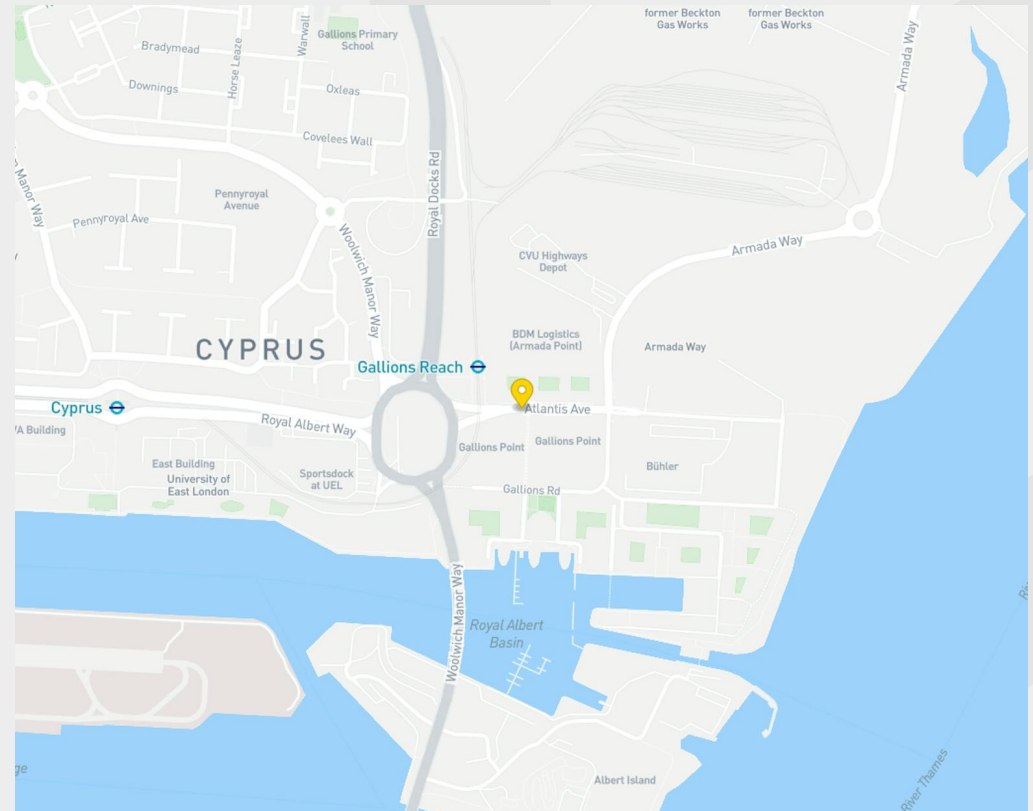


Description

This is the last remaining commercial unit within the scheme to be sold. The unit occupies part of the ground floor and is offered in a shell and core specification, with capped services and window frontages installed. There is a servicing provision for the unit from Atlantis Avenue. The residential development within the scheme totals 127 units, which have been fully sold out.

Location

Located beside Gallions Reach DLR station, which provides access to Canary Wharf & Docklands, The City and Greenwich Peninsula. Connection to the Elizabeth Line within 7 minutes via Custom House, and convenient access to City Airport. The local area is under-going a much larger volume of wider regeneration and development beyond the subject scheme, which will activate a bigger footprint of the surrounds in coming years.



Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Unit - A	1,627	151.2	Available
Total	1,627	151.15	

Tenure

Upon enquiry

EPC

Has been commissioned

VAT

Applicable

Configuration

Not Fitted. Shell and Core

Contacts

Sean Crowhurst
07791 849 470
sean.crowhurst@strettons.co.uk

Jamie Smith
07870 850097
jamie.smith@strettons.co.uk



Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 18/04/2024