

CLASS E UNIT TO LET

1 Commodity Quay, St Katharine's Dock, London, E1W 1AZ



LOCATION

The property is located on Commodity Quay within the iconic St Katharine's Docks, central London's only Marina. The mixed-use development comprises of over 400 homes, 800 hotel rooms, 520,000 sq ft of office space, numerous bars and restaurants and an annual footfall (pre covid) of circa 5.2million. The development sits adjacent to The Tower of London and Tower Bridge and boasts excellent transport links. Namely Tower Hill Tube Station (4 minute walk), London Bridge Station (13 minute walk) and riverboat services from St Katharine's Docks (9 minutes to Canary Wharf and 22 minutes to Westminster). The premises are nestled between Honest Burger and The Natural Kitchen. Other nearby operators include Cote Brasserie, Emilia's Pasta, Ping Pong, Zizzi and Dickens Yard.

DESCRIPTION

The premises are in shell condition and arranged over the ground floor only. The property comprises the following approximate floor areas:

Ground floor	-	1,076 sq ft / 99.96 sq mt
External seating	-	Not measured

RENT

Offers in excess of £50,000 per annum

LEASE

Available by way of a new sublease expiring in January 2040.. The lease is subject to five yearly reviews with the next review in January 2025.

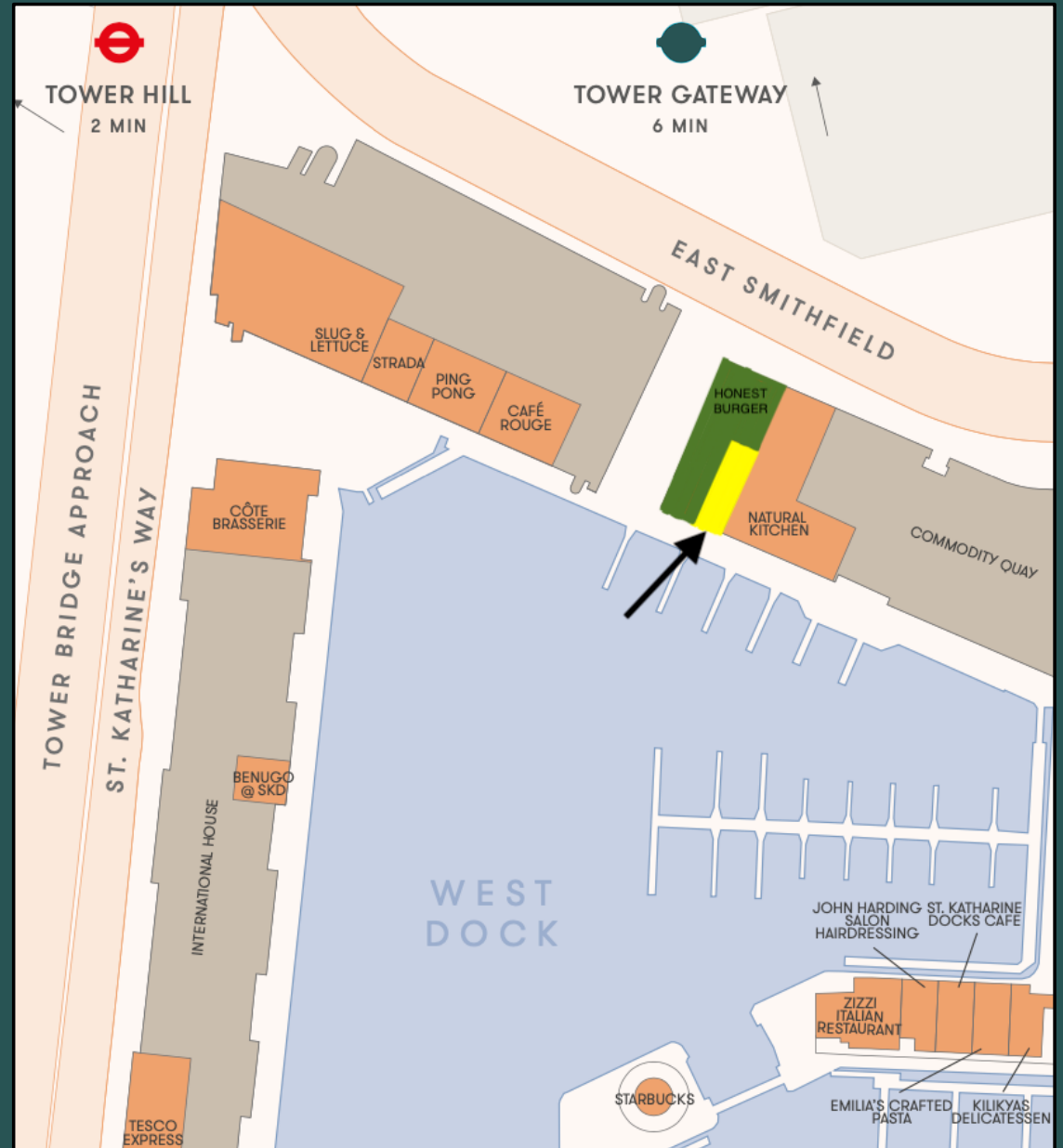
BUSINESS RATES

Rates are due to be reassessed.

VIEWING

By appointment through:

Marc Rogers
marc@mkrproperty.co.uk
www.mkrproperty.co.uk
07816 764653





MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991 These sales particulars and enclosures are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments he/she may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.