



8 Woodman Parade, Woodman Street, London, E16 2LL

Flexible ground floor commercial unit with prominent frontage, offering an excellent opportunity for an occupier to create a bespoke fit-out

- Prominent Corner Retail Frontage
- Flexible Open-Plan Accommodation
- Close to King George V DLR
- Suitable for a Range of Uses Within E Class Use

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Summary

Available Size	957 sq ft
Rent	£20,000 per annum
Rates Payable	£3,323.40 per annum We do recommend ingoing tenants make further enquiries as this property could benefit from exemption
Rateable Value	£8,700
EPC Rating	Upon enquiry

Description

The property comprises a ground floor retail unit forming part of an established parade of commercial premises. The unit occupies a prominent position and benefits from a wide glazed corner shopfront, providing good visibility and natural light into the main sales area.

Internally, the accommodation is arranged predominantly as an open-plan retail area, providing a flexible layout capable of adaptation to suit a variety of occupiers.

Ancillary accommodation and facilities are positioned towards the rear of the premises. The property has previously been fitted for retail use but is now offered in a basic condition and requires general refurbishment and modernisation. This provides an incoming occupier with the opportunity to undertake a new fit-out and configure the premises to meet their particular operational requirements. Subject to the necessary consents, the accommodation lends itself to a variety of retail, professional, service and other commercial uses within E class use.

Location

The property is situated within Woodman Parade, North Woolwich, an established local shopping parade serving the surrounding residential community. King George V DLR Station is within a short walk, providing convenient connections to Canning Town, Canary Wharf and the wider Docklands area. The property also benefits from its position within the Royal Docks, an area that has experienced significant residential development and regeneration in recent years.

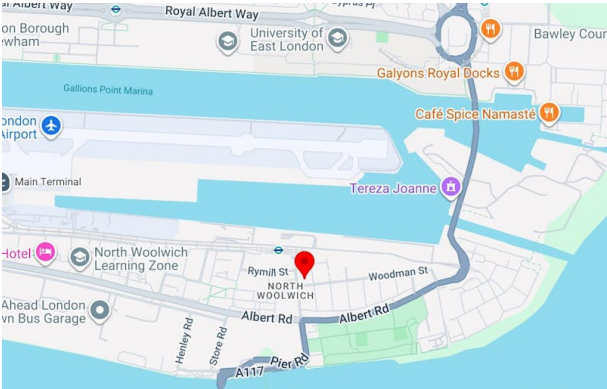
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground floor area	957	88.91

Legal Costs

The ingoing tenant to pay the Council's agency fees prior to completion at £3,000. This is subject to VAT. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation which currently equates to £1,804 plus £976 for a rent deposit deed, subject to confirmation.



Viewing & Further Information

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