Canning Town, E16
Unit B1, Rathbone Market
Class E Opportunity



Location
The premises occupies a prominent corner position at Rathbone Market in Canning Town, just off Barking Road. Canning Town Station is a short walk away, with Underground and DLR services. Custom House Elizabeth Line station is just four minutes away via the DLR, providing fast connections into Central London.

The area benefits from a mix of independent shops, cafés and restaurants. Major nearby occupiers in the area include **Iceland, Savers, Pret, Morrisons, ibis Canning Town, Lidl** and **Fitness4Less**.

Significant regeneration is taking place nearby with developments including Hallsville Quarter, Brunel Street Works and Caxton Works.

Demise
The property is arranged over ground floor and provides the following approximate net internal floor areas:

Ground Floor	**1,751 sq ft**	**162.7 sq m**

Tenure
A new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent
£55,000pax

Rates

Rateable Value	To be assessed
Rates Payable	To be assessed

Interested parties are advised to make their own enquiries to the London Borough of Newham on 020 8430 2000.

Service Charge
Available on request.

EPC
Available upon request.

For further information or to arrange a viewing please contact:

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Ordnance Survey
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