

# CLASS E UNIT TO LET

## £17,500 pa.

### 155 Manchester Road

### London

### E14 3DR

#### LOCATION

The property is located on Manchester Road, at the southern end of the Isle of Dogs. Island Gardens DLR is a short walk from the property. The surrounding area is densely populated providing good levels of passing trade.

#### DESCRIPTION

The property is a ground floor lock up retail unit comprised of a main sales area, back office/storage to the rear and a W/C.

The approximate dimensions are as follows:-

M2	Ft2
69	742

#### RENT

£17,500 per annum exclusive, Ex VAT (If applicable)

#### TENURE

A lease term to be agreed (to be granted outside of Part II of the Landlord and Tenant Act 1954).

#### USE

We understand that the property has Class E consent. Prospective tenants should make their own enquiries with the local planning authority.

#### VIEWING

For further information or to arrange a viewing, email [Jessical@sfggroup.com](mailto:Jessical@sfggroup.com). Alternatively, please call the details below.

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#### Elliot Dowsett-Ward

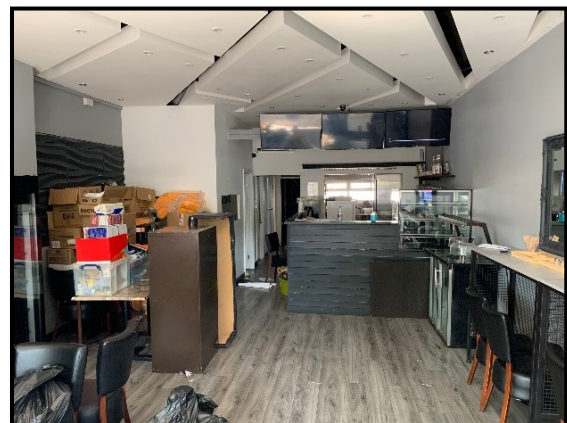
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#### EPC

Available upon request.

#### BUSINESS RATES

Prospective tenants are recommended to enquiries of the VOA.