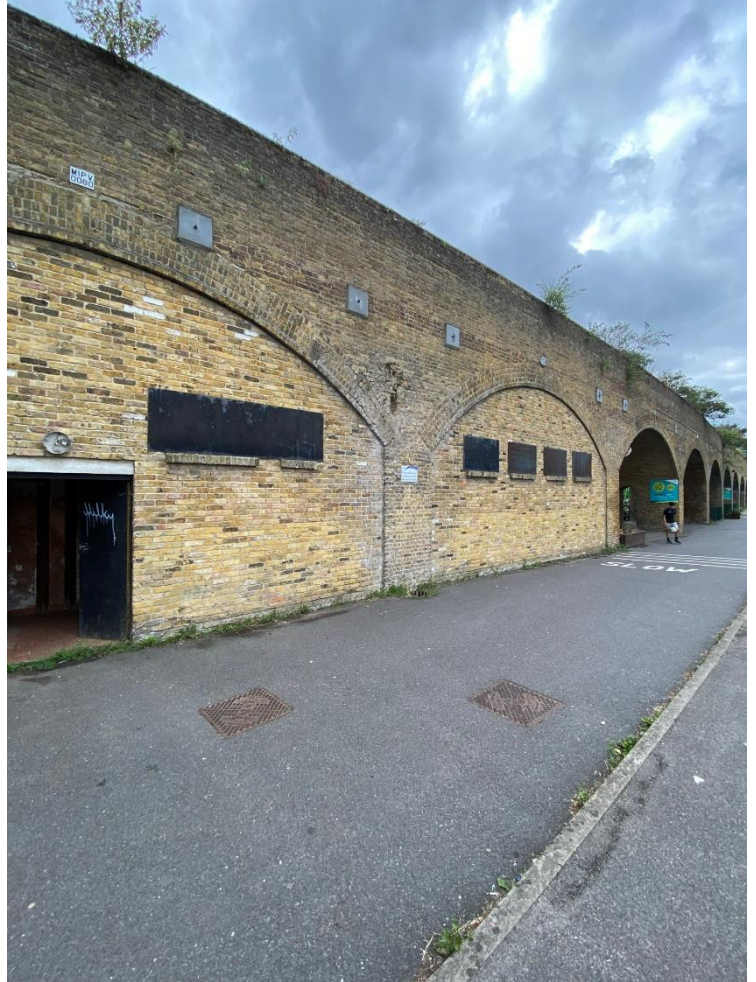


# Railway Arches To Let

80-90 Millwall Park Arches, Isle of Dogs, London, E14 | £15,000 per annum



## DESCRIPTION ...

The premises comprises two railway arches within Millwall Park previously used as changing and toilet facilities. The approximate dimensions are as follows:

Floor	Sq m	Sq ft
Ground Floor (GIA)	86.31	929.03

## LOCATION ...

The property is situated in Millwall Park on the Isle of Dogs. The property benefits from excellent transport links being located in very close proximity to the Island Gardens DLR station along with several bus services running along Manchester Road.

## TENURE ...

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

SFP PROPERTY | 10 ENSIGN HOUSE | ADMIRALS WAY | MARSH WALL | LONDON E14 9XQ



**IMPORTANT NOTICE:** SFP Property and their clients give notice that **1.** They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of the 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, measurement 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 SFP Property have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. **3.** All rent, prices or other charges given are exclusive of VAT. **4.** persons in the employment of SFP Property has any authority to make or give any representation or warranty whatsoever in relation to this property.

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## USE ...

The property may have potential for a variety of uses, including community use, subject to planning if required. These and adjoining arches have previously gained planning permission as a community café. Parties should make their own enquiries'

## EPC ...

EPC details available upon request.

## RENT ...

Rental offers are invited in the region of £15,000 per annum for the entire premises.

## BUSINESS RATES ...

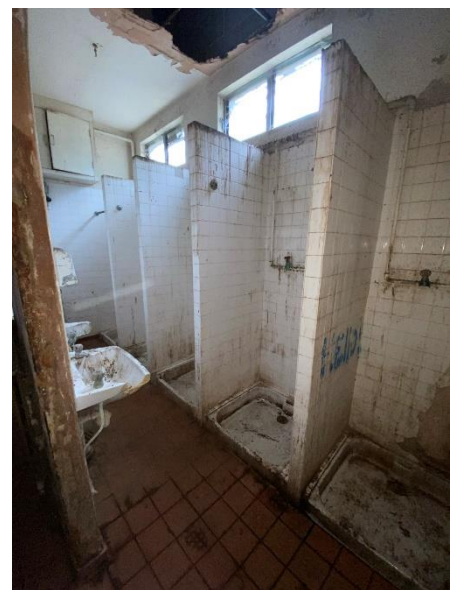
All interested parties should make their own enquiries with the relevant local authority.

## LEGAL COSTS ...

Tenant to bear both parties' legal costs.

## REFURBISHMENT WORKS ...

Tenant to complete refurbishment works while benefitting from rent free period up to 5 years.



## VIEWING ...

For further information or to arrange a viewing, email: [JessicaL@sfpgroup.com](mailto:JessicaL@sfpgroup.com).

Alternatively, please call the details below:

### Elliot Dowsett-Ward

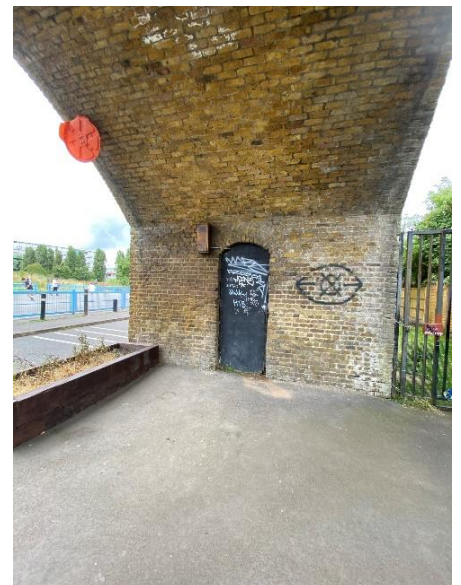
T: 07810 349857

E: [elliot.dowsett-ward@sfpgroup.com](mailto:elliot.dowsett-ward@sfpgroup.com)

### Jack Bayes

T: 020 383 17242

E: [jack.bayes@sfpgroup.com](mailto:jack.bayes@sfpgroup.com)



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