

PROMINENT RETAIL OPPORTUNITY



Bringing value to evolving and dynamic communities



London ETW TYN

Building 3 Moretown

Located in the heart of Wapping

Within walking distance to Tower Bridge, St Katherine's Docks and the City

560,000 sq ft of office space within Moretown

Ideal for a Grab and Go food operator

Accommodation

The newly formed unit is located on the ground floor adjacent to the reception area of Building 3. The property has the following approximate dimensions and floor area (GIA):

Ground Floor	120 sq m	1,300 sq ft
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Timing

Q1 2019.

Tenure

The property is available by way of a new lease for a term to be agreed.

Rates

We understand that the properties have not yet been assessed for rates.

Service Charge

The service charge is to be circa £3.72 psf.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Energy

Available upon request.

Contact Details

For further information or to arrange a viewing please contact sole agents CF Commercial:



Harriet Gidney

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Location & Area Information

The property is located in the newly branded Moretown Estate (previously known as Thomas More Square), in the heart of Wapping. Moretown is a 560,000 sq ft campus comprising of office, retail and leisure accommodation.

Moretown borders the famous St Katherine Docks, providing one of the most attractive riverside locations in London and London Dock. St Katherine Docks comprises of 1 million sq ft of office space (10,000 workers), a hotel (801 rooms) and 400 residents. London Dock a 180,000 sq ft mixed use development comprising 1,800 residential apartments, retail and office accommodation.

Current occupiers in Moretown include **Pret A Manger**, **Moretown Belle (A4 use)**, **Fitness First** and **Waitrose**.

Transport

Moretown is excellently located within easy walking distance of the following:

- Tower Hill (District & Circle) – 9min walk
- Tower Gateway (DLR) – 9 min walk
- Wapping (London Overground) – 15 min walk
- Aldgate/Aldgate East - 15 min walk
- Shadwell (DLR) – 15 min walk
- Monument (Northern, District & Circle) – 18 min walk

Planning

A1 & A3 planning use in place.

Quoting Rent

£52,000 per annum exclusive of rates and service charge.

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Places of Interest

★ Moretown

Docks

1. St Katharine Dock
2. London Dock

Transport

3. Tower Hill Tube Station
4. Tower Gateway DLR Station
5. Aldgate East Tube Station
6. Shadwell DLR Station

Retail/Restaurants

7. Pret a Manger
8. Meatopia
9. Brava Tapas
10. Zizzi's
11. Wrights of London
12. Kerb
13. Natural Kitchen

Gym

14. Thomas More Square Fitness First

Historical Attractions

15. Tower of London
16. Tower Bridge

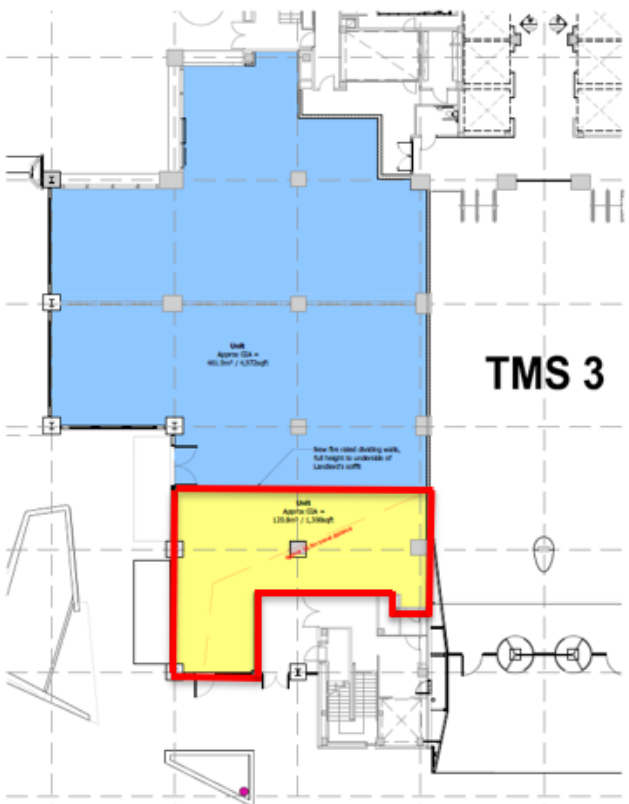


Figure 1 – Proposed Floor Plan



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