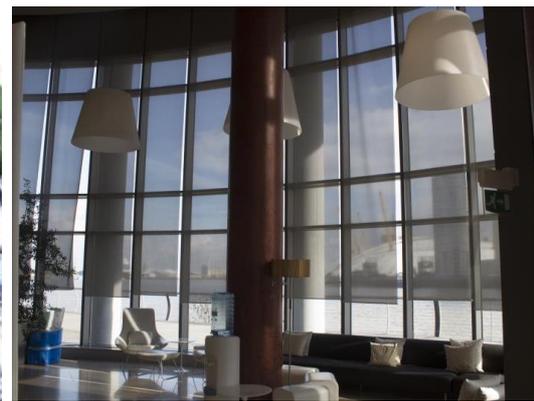


*Flexible units in riverside development*

## New Providence Wharf

1 Fairmont Avenue, London, E14 9PB



## TO LET

### Various Sizes Available

#### LOCATION:

Providence Wharf is a development by Ballymore situated on the banks of the River Thames opposite the O2 Arena and in close proximity to Canary Wharf and Billingsgate Market. The development contains c. 1,400 residential units and a Radisson Blu Edwardian Hotel, all built around the 43-story Providence Tower.

The area is well served by public transport with Blackwall DLR Station moments to the north west providing access to Canary Wharf and The City to the west and London City Airport to the east. Canary Wharf has around 105,000 office workers and will also be home to a Crossrail (Elizabeth line) station which is due to open late 2018. There is also potentially a new pier being built nearby which will provide a boat service linking with the O2 Arena.

The area is currently undergoing significant redevelopment, with a number of large schemes under construction in the vicinity, including London City Island, Good Luck Hope, Republic, Wood Wharf and Greenwich Peninsula.

Cont'd

## 1 Fairmont Avenue, London, E14 9PB

### DESCRIPTION:

New Providence wharf is arranged over a number of different blocks and is situated on the bank of the River Thames opposite the O2 Arena. The units are all arranged over ground or ground and lower ground, with generous frontages and Units S1 and C1 have double height spaces. Unit S1 was formerly used as a spa and retains a lot of the fit out, including a pool and steam rooms.

### AMENITIES:

- High end new development
- Prominent riverside location
- Close to Blackwall DLR Station
- Multiple uses considered
- Close to Canary Wharf

### AVAILABILITY:

UNIT	SIZE SQ FT	SIZE SQ M	RENT PSF	RENT PAX
Unit S1	2,199.00	204.29	£25.01	£55,000.00
Unit C1	1,169.00	108.60	£25.66	£30,000.00
Unit O1	985.00	91.51	£25.38	£25,000.00
Unit M1	1,572.00	146.04	£19.08	£30,000.00

### TENURE:

The units are available to rent by way of a new FRI lease offering flexible terms. The leases will be contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954.

**VAT:** The premises are elected for VAT.

**RATES PAYABLE:** Rates to be assessed. All interested parties are advised to make their own enquiries with the VOA or local authority.

**EPC:** TBC

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**VIEWING:** By appointment with sole agent CF Commercial.

**SERVICE CHARGE:** TBC



### CONTACT:



**Zack Berman**  
020 3216 3915  
[zack@cfcommercial.co.uk](mailto:zack@cfcommercial.co.uk)



**Max Taylor-Smith**  
020 3216 3912  
[max@cfcommercial.co.uk](mailto:max@cfcommercial.co.uk)