

E-CLASS UNIT TO LET (WITH EXTRACTION)

HARBOUR EXCHANGE SQUARE

LONDON E14

2,828.9 SQ FT/ 257.7 SQ M

**OPPORTUNITY TO DEVELOP AN ALL-DAY
F&B BUSINESS**

attendant
COFFEE ROASTERS

LOCATION

Situated in Harbour Exchange Square, just a one-minute stroll from South Quay Station in The Isle of Dogs and positioned to the south of Canary Wharf, the premises boast a good location. Harbour Exchange itself encompasses approximately 1 million square feet of office space across 9 acres, hosting a diverse range of businesses with 70 occupiers.

ACCOMMODATION

Whether embarking on a new venture in the food industry or expanding an existing brand, this property offers unparalleled flexibility. Subject to final agreement, it will be delivered in a fully fitted condition (less branded items), complete with a comprehensive inventory list available upon request, providing a seamless start to your business.

The café area features an abundance of natural light and a high-quality fitout, accommodating 45 covers, with an additional 20 seats available outdoors. The fully fitted production kitchen includes dry storage, fridge/freezer space, multiple combi ovens, a laundry room, and ample prep space, catering to various culinary needs. Ideal for businesses seeking to establish or scale up their food production without the initial capital investment required for refurbishment.

The premises, situated solely on the ground floor, offers approximately 257.7 sq m / 2,828.9 sq ft of space, as per measurements from the VOA.

PROPERTY HIGHLIGHTS

- 24hr self-contained access.
- 200amp 3-phase supply.
- 2 parking spaces.
- Full extraction.
- 45 covers, with space for an additional 20 outdoor covers.
- Opportunity to develop an all-day F&B business.



LIKE WHAT YOU SEE?

GET IN TOUCH WITH A MEMBER OF OUR TEAM...

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TENURE

The property is available through the assignment of an existing lease, extending for a term of 10 years from October 26, 2020, lease available upon request.

PREMIUM

Recently fitted-out to a high standard, with an investment exceeding £350,000.00 + VAT in property and furnishings, the property invites offers in the region of £140,000.00.

A detailed inventory and build costs are available upon request.

BUSINESS RATES

Rateable Value: £65,000.00

Rates Payable (multiplier at 0.512): £33,280

EPC

Available upon request.

PLANNING

E-class



RENT

For the initial two years, the rent stands at £60,000 per annum. Subsequently, for years 2-4, the rent increases to £62,000 per annum, and for the final 3 years, it amounts to £72,000 per annum. Specifics of the above rent agreement will be documented with the landlord at the time of assignment.

RENT DEPOSIT

Expect a deposit of the equivalent to 6 months rent minimum, subject to covenant of business.

COSTS

Each party to cover their own professional and legal costs, plus splitting the Landlords costs 50:50.

VIEWINGS

Via agents CF Commercial.



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