**TO LET -** D1 (NON RESIDENTIAL INSTITUTIONS) / D2 (ASSEMBLY AND LEISURE) / RESTAURANT / RESTAURANT / CAFE / RETAIL / TAKEAWAY

# 5 BALTIMORE WHARF

## E14 9AQ

- 764 sq ft


Suite 8, Beaufort Court

Admirals Way

London

E14 9XL

**020 740 400 40**

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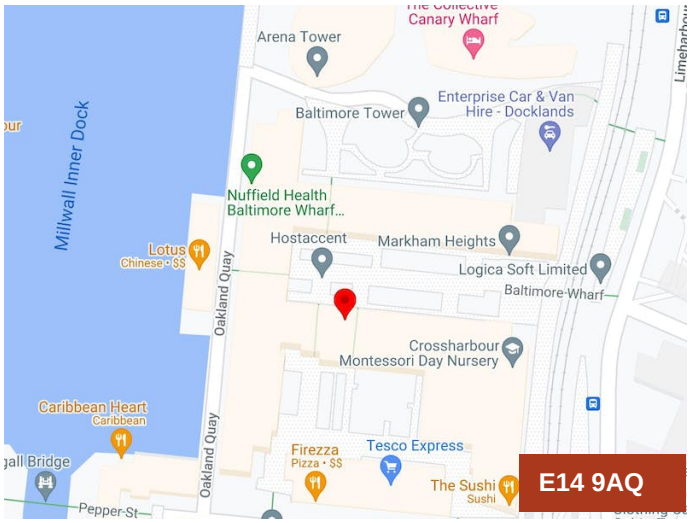
## Location

Baltimore Wharf, Ballymore's latest addition to the Docklands skyline, is a vibrant new quarter containing c.1,000 luxury apartments, extensive leisure facilities, nursery and a significant retail component.

Current retail occupiers in the estate include Tesco, Firezza and Papa Johns pizza, Turkish restaurant Hazev and a Nuffield gym.

Arranged around an intensively landscaped central boulevard and overlooking Millwall Dock the development provides panoramic views over the water towards Canary Wharf.

With Crossharbour Docklands Light Railway Station adjacent to the development Baltimore Wharf provides exceptional transport links to the Canary Wharf Estate, the City, London City Airport and all of the Capital's key leisure and business destinations.

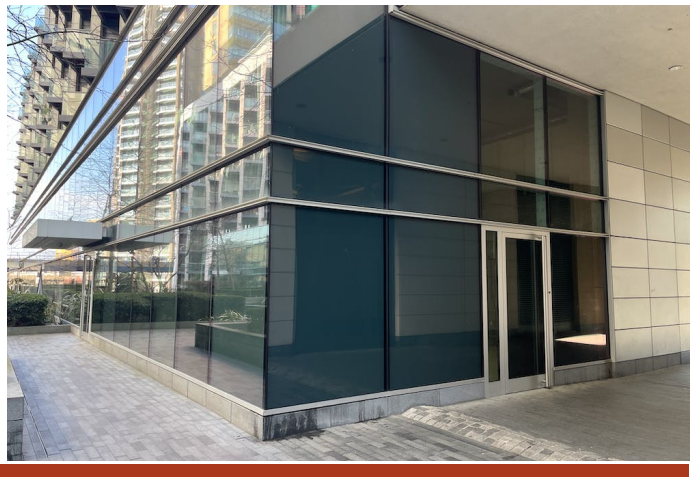


## Description

Double hight shell unit with capped mains water and power.

No gas is supplied to the unit.

Extraction is possible from within the unit.



## Accommodation

The accommodation comprises the following areas:

| sq ft | Rent | Rates Payable | Service Charge | Total year |
|---|---|---|---|---|
| 764 | £25,000 per annum | £16.33 /sq ft | £2,258 /annum | £39,735.64 |

## Planning

The unit was originally granted retail, restaurant, cafe,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