

**TO LET - D2 (ASSEMBLY AND LEISURE) / HEALTHCARE / OFFICE / RESTAURANT / CAFE / RETAIL**

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# PAN PENINSULA

70 Marsh Wall, E14 9SL



- 8,864 sq ft

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London  
E14 9XL  
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**Cherryman**

Description

Pan Peninsula is a prestigious development comprised of 762 luxury apartments across two towers rising to 40 and 50 storeys.

Facilities within the development include a waterside restaurant with an extensive terrace, a rooftop cocktail bar and a private cinema.

Location

Pan Peninsula is located on the Isle of Dogs overlooking Millwall Inner Dock and immediately adjacent to South Quay DLR Station.

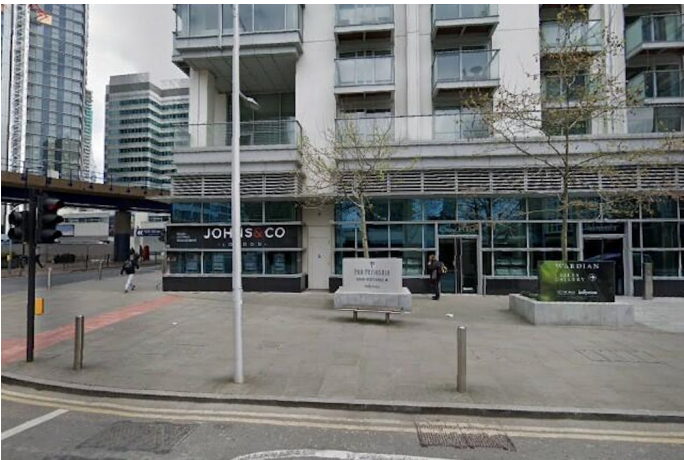
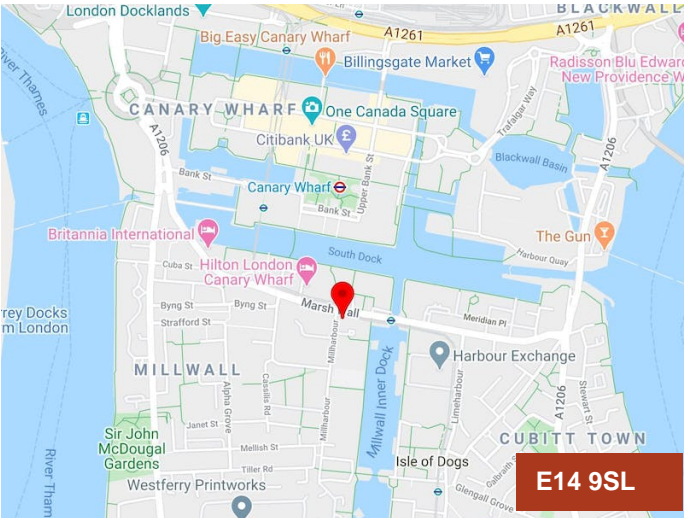
It is conveniently located for access into Canary Wharf (2 stops) and Bank (6 stops) which in turn provides access to the City and West End.

Accommodation

The accommodation comprises of the following

Name	sq ft	Rent
Ground	1,152	£30 per sq ft
1st	7,712	£30 per sq ft
Total	8,864	

Specification



The Spa unit at Pan Peninsula was previously operated under the ‘Six Senses’ brand and was fitted out at Each element of the space benefits from excellent interior design and high quality finishes in keeping with the affluent local demographic.

The Spa is located on the first floor of the prestigious Ballymore Development ‘Pan Peninsula’. It is currently accessed via a dedicated internal lift accessed via the central lobby which benefits from 24 hour concierge services. There is the possibility of creating a separate street level entrance for the Spa which can be discussed separately. A central reception area at the entrance to the demise leads on to a relaxation space and waiting room. The male and female changing rooms are situated centrally with access to both swimming and treatment facilities. The space benefits from multiple treatment rooms, two steam rooms, a sauna and relaxation and swimming pools. There is also an extensive terrace which wraps around the property providing several external spaces for relaxation in the warmer months.

**Viewings**

By appointment via the Joint Sole Agents

**Terms**

A new lease is available directly from the freeholder without premium.

**Planning**

The unit was previously used as a spa however alternative uses will be considered within Class E such as retail, restaurant, medical, gym and other uses subject to obtaining all necessary consents.

**Business Rates**

Rates payable: £8.03 per sq ft

*(based upon Rateable Value: £139,000)*

Rates are based on the current area only.

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**IMPORTANT NOTICE**

Important Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed, and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.

2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations. Generated on 13/10/2023

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