



11a Dock Street, Whitechapel, London, E1 8JN

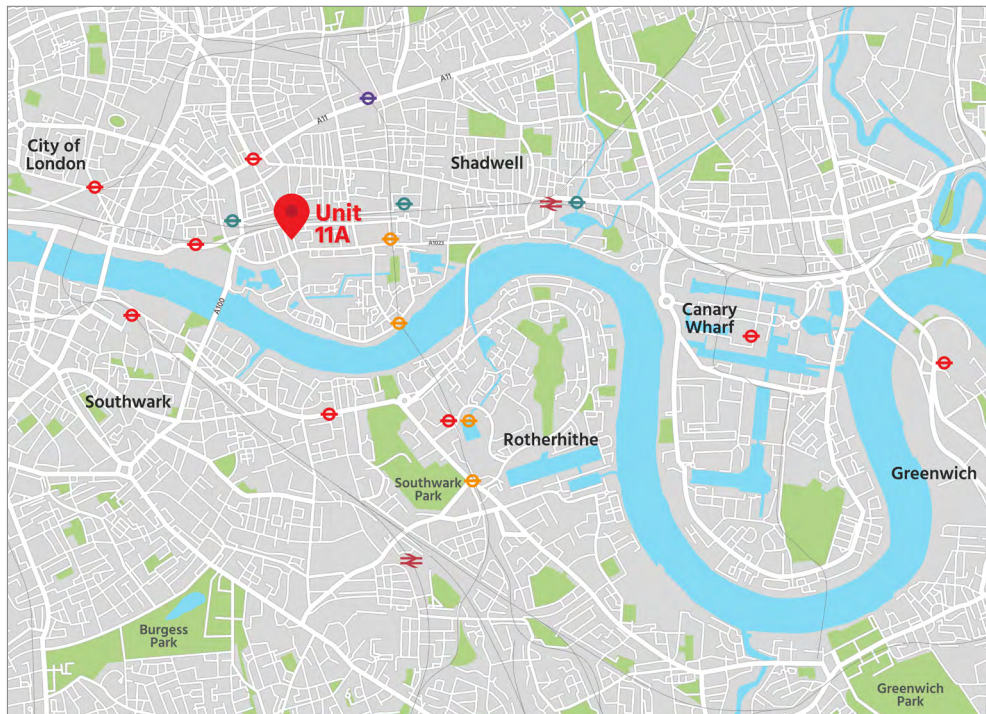
PROMINENT 3,698 SQ FT WAREHOUSE IN A PRIME LOCATION

NEWMARK

LOCATION

The property is located on Dock Street and has excellent roadside prominence. The surrounding area comprises a mixture of commercial and residential uses and is circa 3 miles from Central London. The building offers flexible accommodation that may be suitable for a range of occupiers and business types.

There are excellent public transport links with Tower Hill Underground and Tower Gateway DLR Station (both Zone 1) being a short walk away, providing quick access into Central London and the wider South East region. Additionally, the property benefits from excellent road links with quick access onto the A13 heading out East and A501 towards Central London.



DESCRIPTION

The property comprises of a two storey brick built block to the front and a warehouse to the rear of a steel frame construction. Access to the property is via a glazed pedestrian door which leads directly into the trade counter and GF offices or there is vehicle access via a roller shutter door. Internally the two storey block offers ground and first floor offices, (trade counter on GF) and welfare facilities (WC and kitchen area). The warehouse has 4.0m clear height, concrete slab flooring, lighting and standard roof lights.



ACCOMODATION (GIA)

Warehouse & Office Space: 3,698 sq. ft.

SPECIFICATION

- Prominent trade counter or commercial warehouse space
- 1 loading doors
- Welfare facilities
- Office accommodation
- Zone 1 London location.

DRIVE TIMES

Canary Wharf	2.3 miles	11 mins
City of London	1.4 miles	10 mins
Central London	3.3 miles	25 mins
A13	0.7 miles	10 mins

EPC

Available upon request.

RENT

Current passing rent of £85,000 per annum.

BUSINESS RATES

Current Rateable Value of £62,500.

TERMS

Existing lease expiry in April 2027. Available via assignment or sublease or a new lease may be considered by the landlord. Terms to be discussed with Newmark LLP.

VIEWING

For further information about the building or to arrange a viewing please contact Newmark LLP.

CONTACT

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