

Est. 1955

# Tarn &Tarn



**ROYAL WHARF  
NORTH WOOLWICH  
ROAD  
SILVERTOWN  
E16 2RE**

**NEWLY BUILT SHELL &  
CORE E-CLASS UNITS  
1,173 FT<sup>2</sup> – 3,561 FT<sup>2</sup>**

## DESCRIPTION

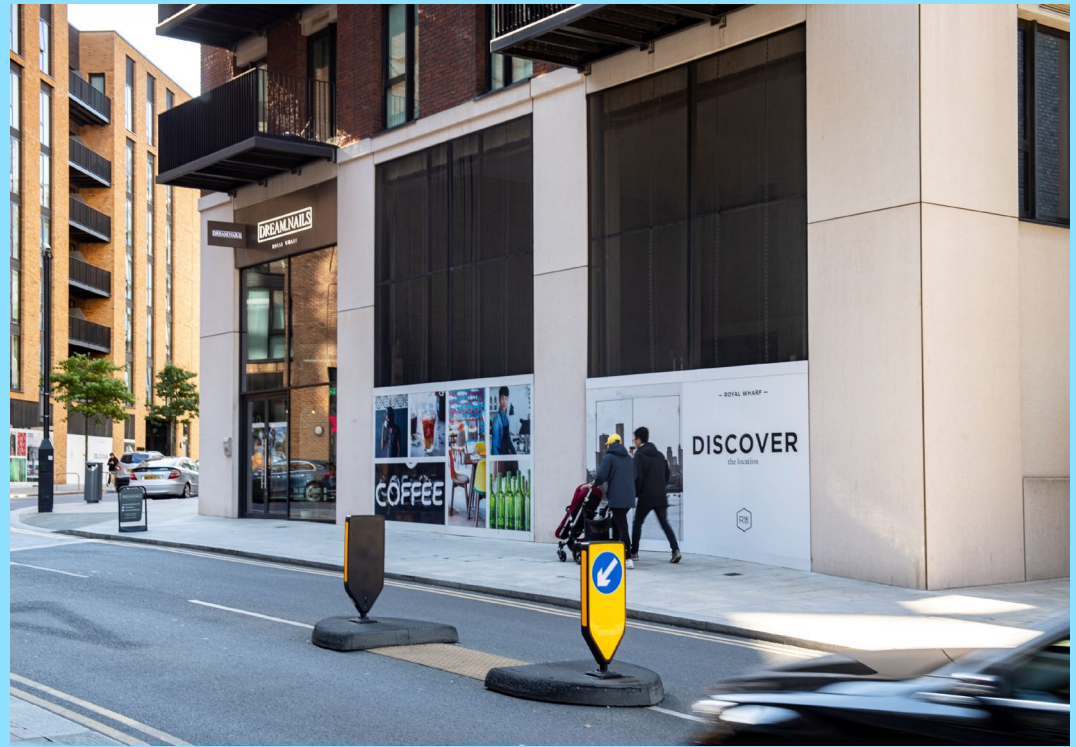
Developed by Ballymore & Oxley, this brand new, modern, mixed-use development with 3,385 new homes is fully built and ready for occupation. The new 'town' will feature a new town square, high street retail, restaurants, bars, leisure space, new school, pub and medical centre. The area is served by 12 DLR stations, home to London City Airport and has seen substantial investment resulting in new homes, new office and leisure space, and thousands of new jobs.

## AMENITIES

- Excellent Transport Links
- Great Ceiling Heights
- Large Frontage
- Excellent Natural Light
- Concrete Floors
- Parking Available via Separate Arrangement





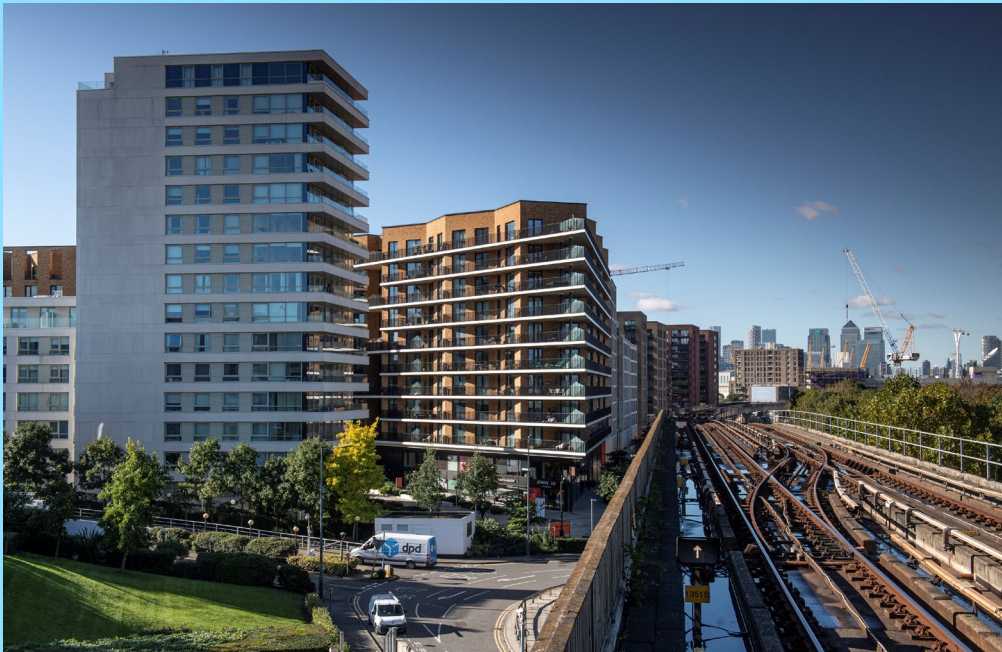







# LOCATION

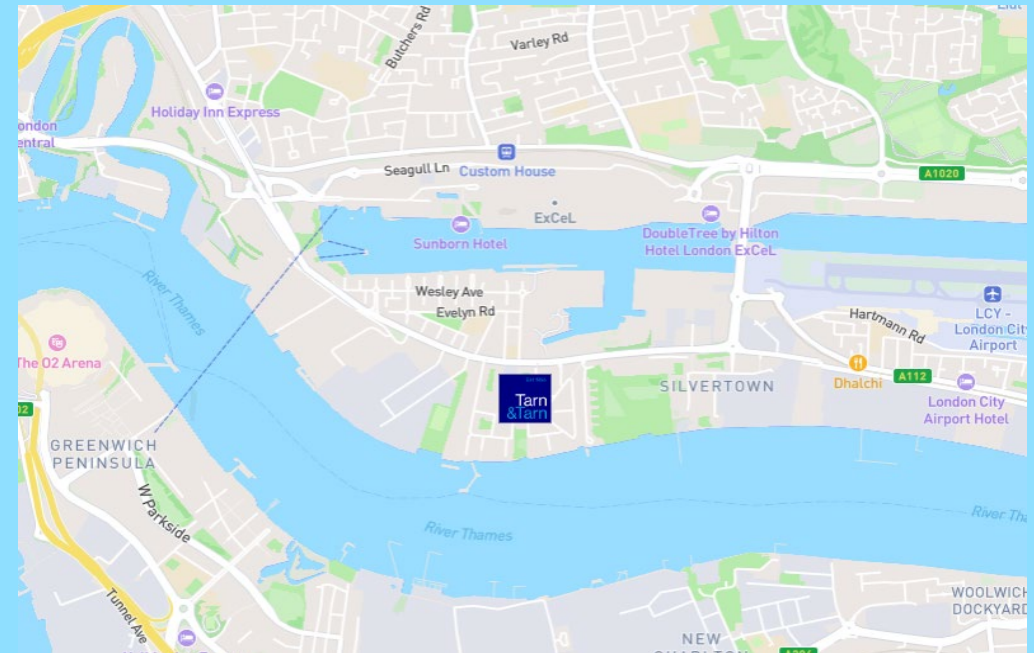
## THE AREA

Enjoy excellent access to central London via the Underground, DLR, and Crossrail. From West Silvertown Station, it's just a 12-minute ride to Canary Wharf and 20 minutes to The City via DLR. Pontoon Dock DLR Station is only 0.2 miles away, a quick 5-minute walk, providing fast access to London City Airport in just 4 minutes. You'll also be close to some of London's top leisure destinations and amenities, including the O2 Arena, ExCeL London, Thames Barrier, University of East London, University of Greenwich, and many more. Additionally, a new tunnel directly linking this area to Greenwich Peninsula is currently in development and expected to be completed by 2025.



## TRANSPORT

-  Pontoon Dock (5-minute walk) – DLR Line
-  West Silvertown (10-minute walk) – DLR Line
-  Custom House (23-minute walk) – DLR & Elizabeth Line



# ACCOMMODATION

UNIT NUMBER	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES	AVAILABILITY
9.01	3,509	£23.00	£3.50	TBA	AVAILABLE
22.08	1,652	£23.00	£3.50	TBA	AVAILABLE
16.01	2,722	£23.00	£3.50	TBA	AVAILABLE
21.02	1,652	£23.00	£3.50	TBA	AVAILABLE
21.03	3,336	£23.00	£3.50	TBA	AVAILABLE
22.09	3,561	£23.00	£3.50	TBA	AVAILABLE
20.01	2,470	£23.00	£3.50	TBA	AVAILABLE
24.02	1,173	£23.00	£3.50	TBA	AVAILABLE

## BUSINESS RATES

Interested parties should make their own enquiries with the local authority.

## VAT

VAT Applicable on Rent, Rental Deposit, Service Charge and Building Insurance

## TERMS

A New FRI Lease to be contracted outside the provision and security of the Landlord and Tenant Act 1954

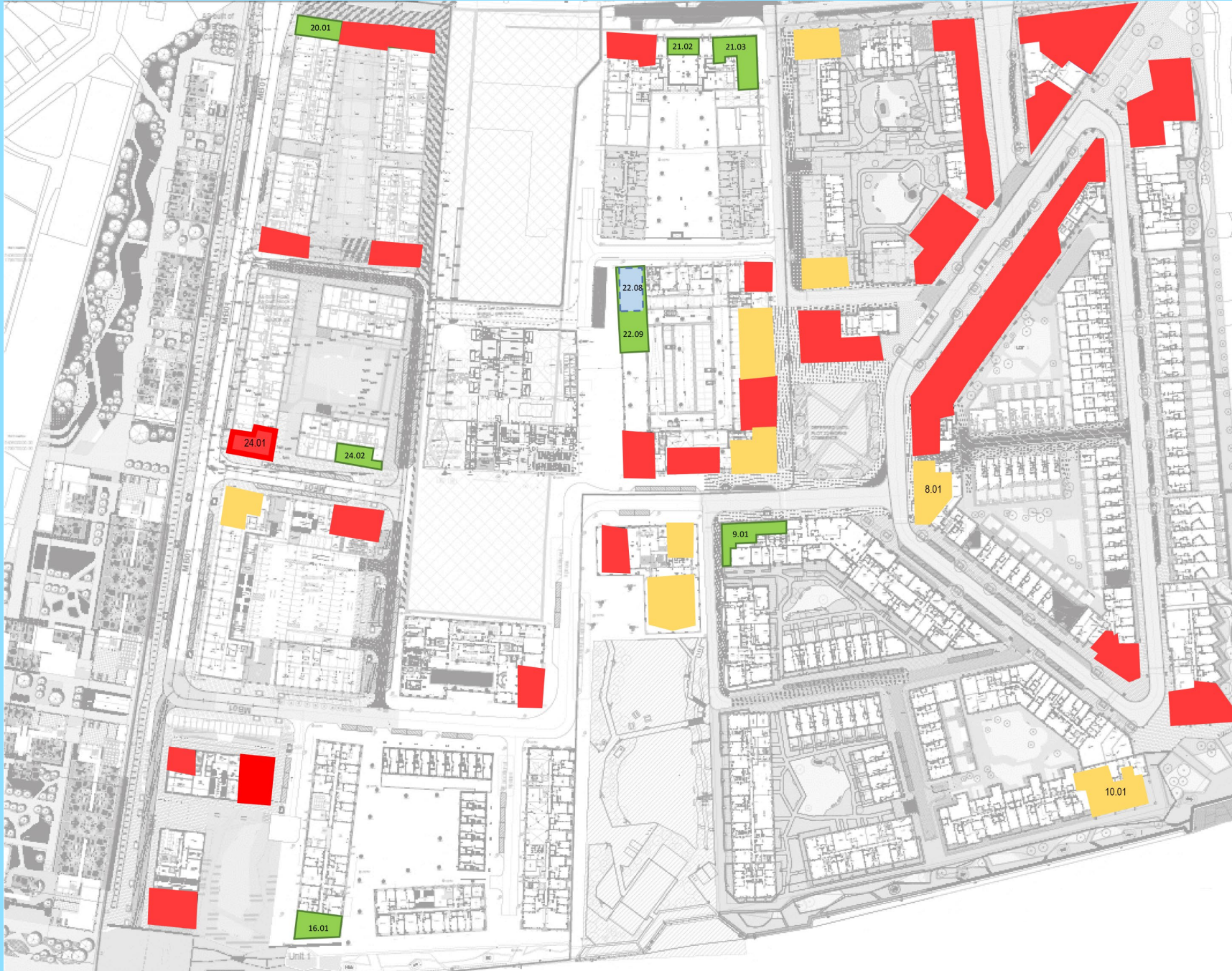
## LOCAL AUTHORITY

London Borough of Newham





# DEVELOPMENT BLOCK PLAN



- AVAILABLE
- LET AGREED
- LET/SOLD

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Tarn  
&Tarn

## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**