



NEW BUILD UNIT - USE CLASS E - NEW LEASE

# 18 LYELL STREET, LONDON CITY ISLAND

CANNING TOWN, LONDON

## 1249 SQFT.

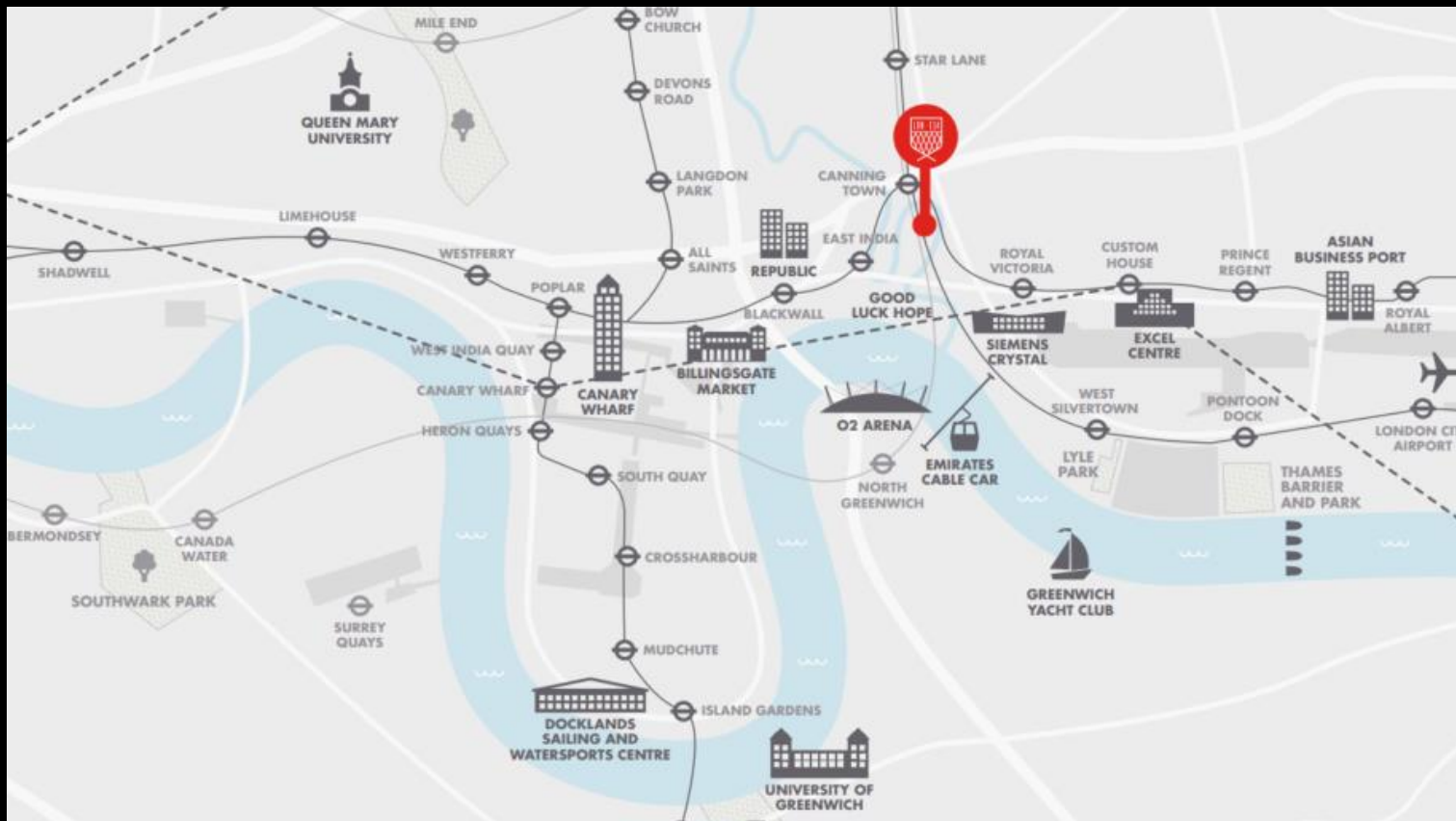
POTENTIAL USES: RETAIL, SHOWROOM, OFFICES, WORKSPACE



RETAIL | RESTAURANT | LEISURE

# WHERE IS LONDON CITY ISLAND?

- LONDON CITY ISLAND IS JUST TWO STOPS FROM CANARY WHARF, EXCELLENT FOR COMMUTERS
- WELL CONNECTED THROUGH THE JUBILEE LINE AND DLR, LONDON BRIDGE IS 10 MINUTES AWAY
- WATERLOO IS 13 MINUTES AWAY



# LONDON CITY ISLAND & GOODLUCK HOPE

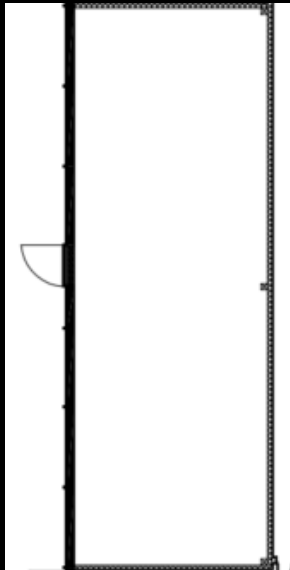
## KEY FACTS

- 2,457 NEW HOMES
- WHEN COMPLETE, POPULATION C5000
- HOME TO ENGLISH NATIONAL BALLET
- NEWHAM COLLEGE, QUEEN MARY UNIVERSITY OF LONDON DUE TO OPEN
- TOTAL OF 25 RETAIL AND RESTAURANT UNITS ACROSS BOTH DEVELOPMENTS





# FLOOR PLAN & TERMS



**GROUND:  
1249 SQFT.**

**SUBJECT TO CONTRACT**

**LEASE: FLEXIBLE TERMS AVAILABLE**

**RENT: £31,225**

**INCENTIVES: AVAILABLE ON REQUEST**



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