



NEW BUILD UNIT – USE CLASS E – NEW LEASE

18 LYELL STREET, LONDON CITY ISLAND

CANNING TOWN, LONDON

Rent Reduction

1249 SQFT.

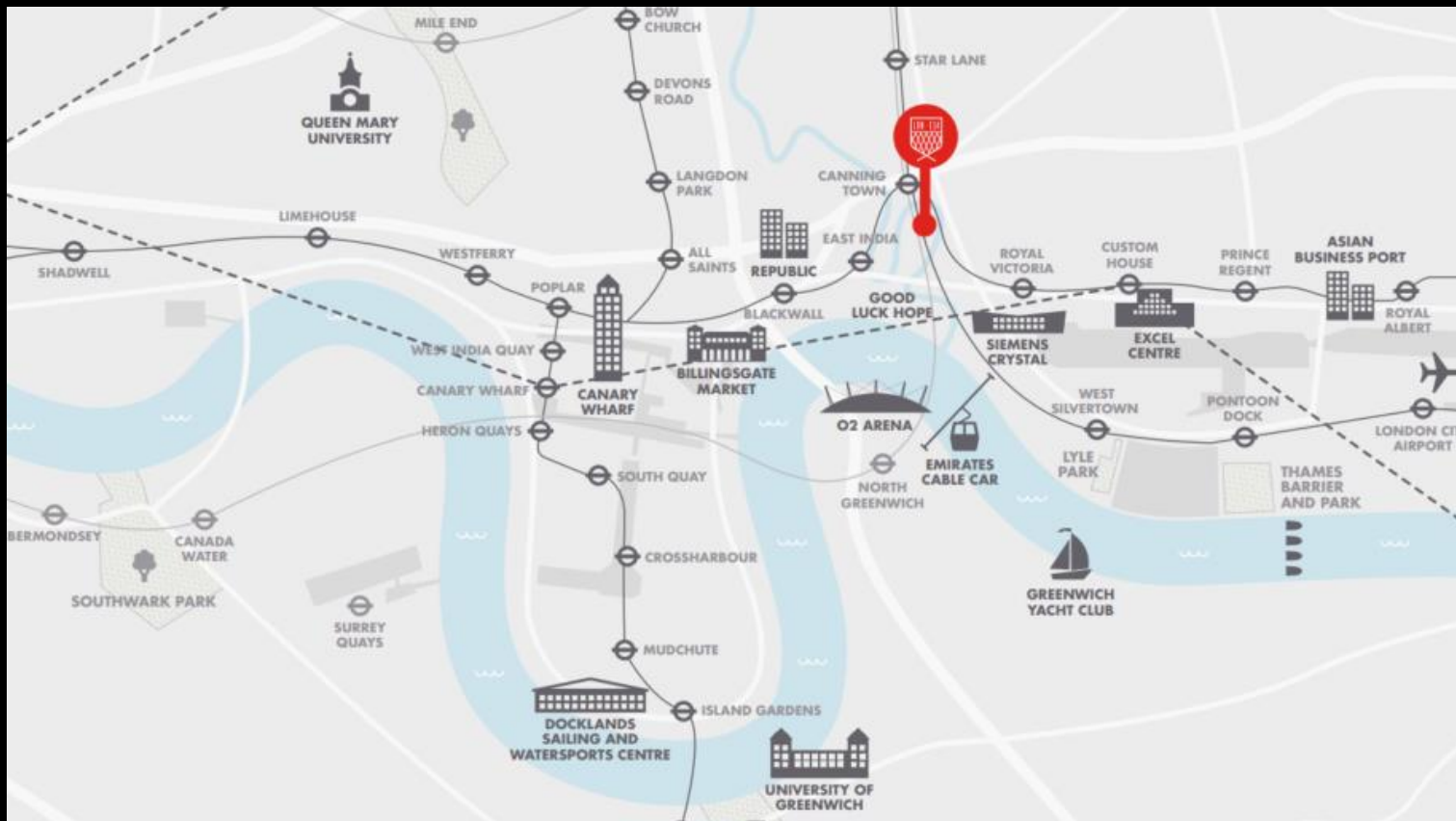
POTENTIAL USES: RETAIL, SHOWROOM, OFFICES, WORKSPACE



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

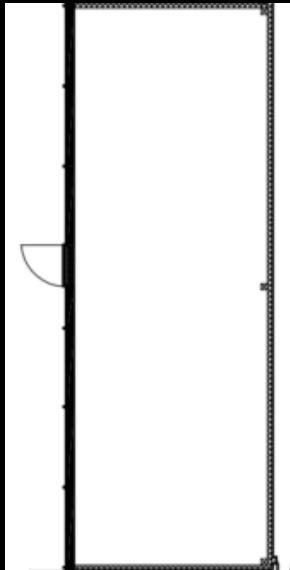
KEY FACTS

- 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: £30,000

INCENTIVES: AVAILABLE ON REQUEST



JOSH GAMBER

JOSH.GAMBER@SHACKLETONPROPERTY.COM

07596 885622

TONY MOORE

TONY.MOORE@SHACKLETONPROPERTY.COM

07792 429660