



**THE MOSAIC, DOCKLANDS
GROUND FLOOR RETAIL UNIT IN EAST LONDON
C. 1,656 SQ FT**

UNIT 3, THE MOSAIC, 45 NARROW ST, LONDON E14 8DN



LOCATION:

The subject property is located in Limehouse, East London, just to the North of the River Thames. Canary Wharf is circa 1 mile to the East and the City of London is circa 2.5 miles to the West. Limehouse Railway Station and DLR is 0.2 miles North of the property.

A modern retail and leisure commercial space set facing the central square in the heart of an affluent riverside community close to Canary Wharf and the City of London.

The Mosaic is a luxury development by St James and fronts the historic Narrow Street with additional access through to Horseferry Road and the nearby marina at Limehouse Basin. The commercial units are situated beneath prestigious residential properties some of which boast Thames River views.



USE:

Class E: Commercial Business & Service

RENT:

£50,000 Per Annum Exclusive

SERVICE CHARGE:

Service charge figures to be confirmed.

INSURANCE:

Insurance figures to be confirmed.

BUSINESS RATES:

Interested parties are advised to make their own enquiries with the Local Authority.

EPC:

We await EPC details.

LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred in a transaction.

VIEWINGS:

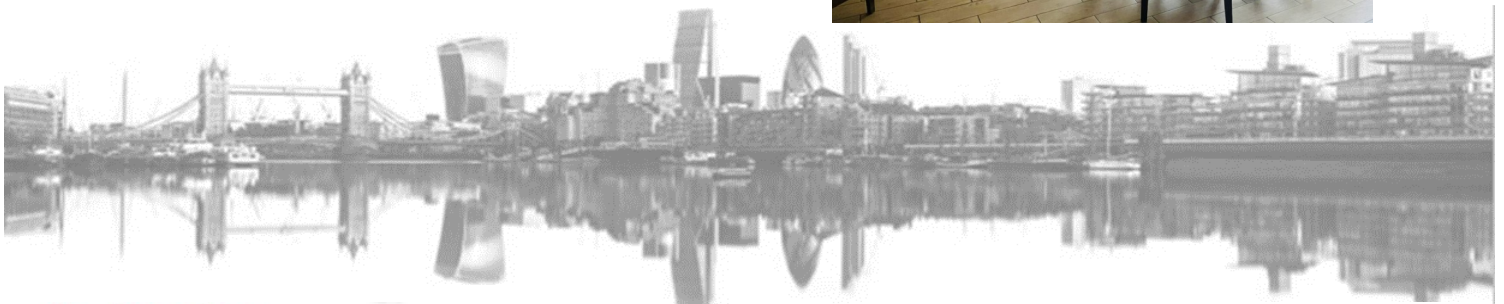
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