



**Blackwall
Reach**

LONDON E14

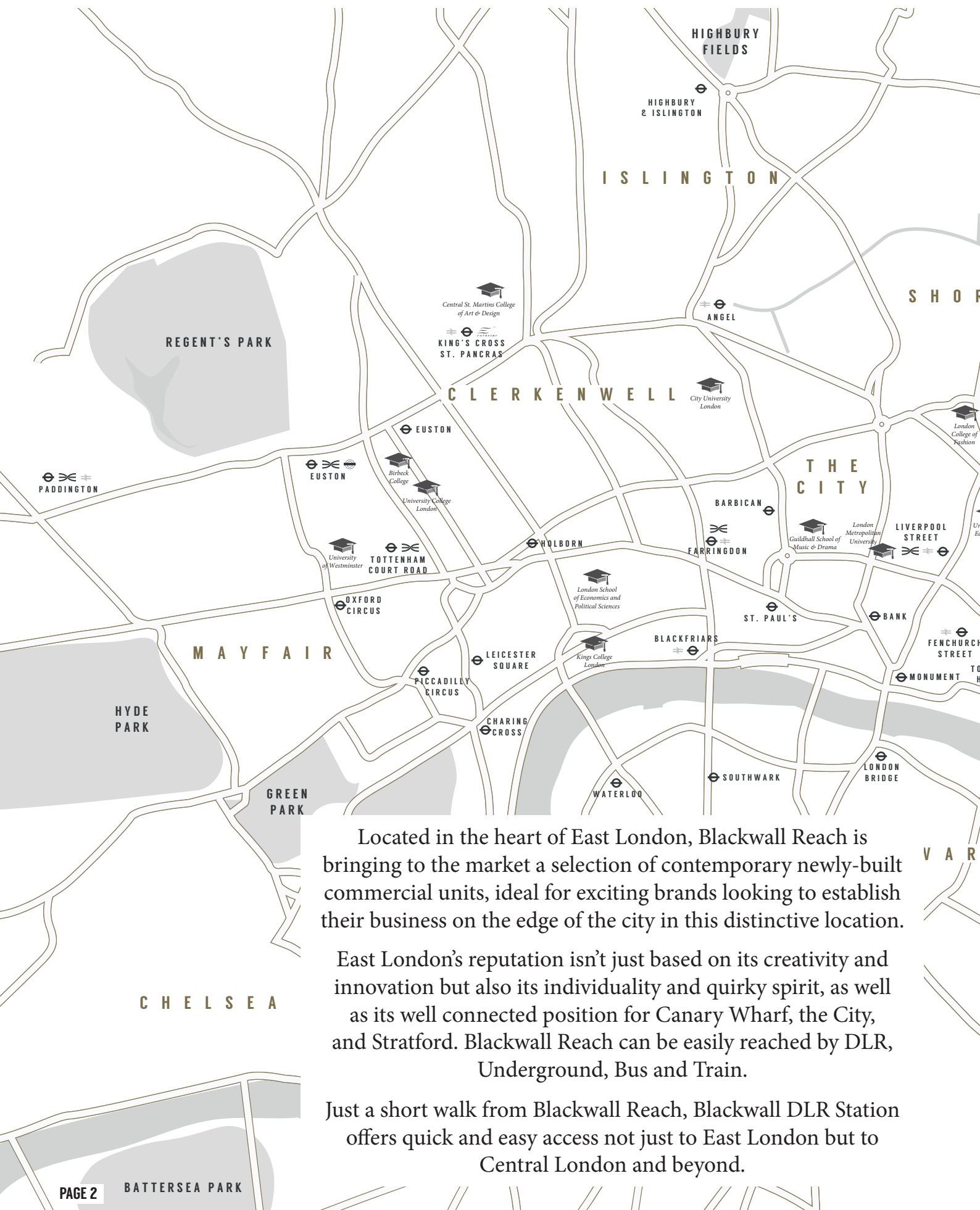
Blackwall Reach

**NINE BRAND NEW COMMERCIAL UNITS ON
THE EDGE OF THE CITY**

nuTM
living

FORTY
GROUP

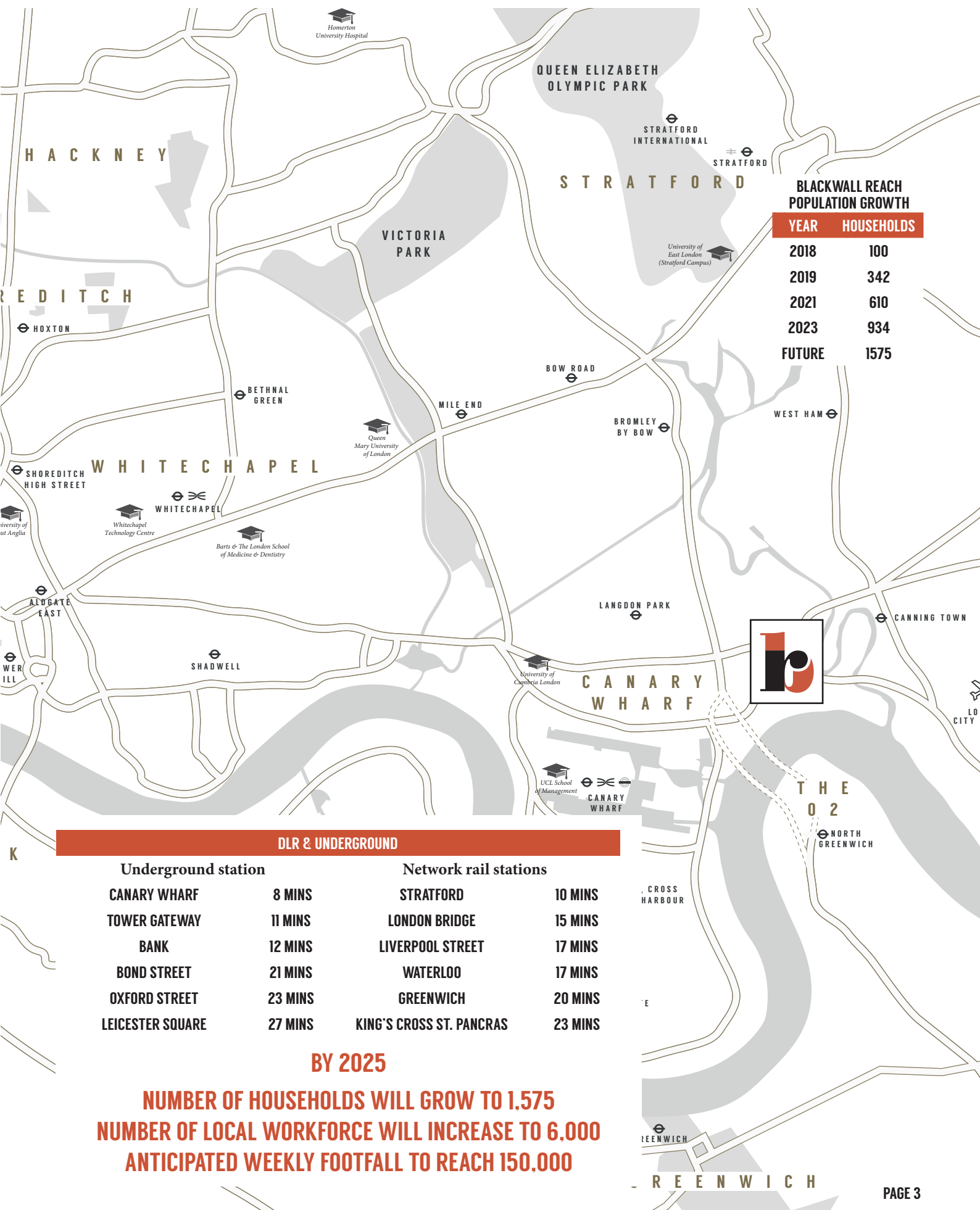
Within Reach



Located in the heart of East London, Blackwall Reach is bringing to the market a selection of contemporary newly-built commercial units, ideal for exciting brands looking to establish their business on the edge of the city in this distinctive location.

East London's reputation isn't just based on its creativity and innovation but also its individuality and quirky spirit, as well as its well connected position for Canary Wharf, the City, and Stratford. Blackwall Reach can be easily reached by DLR, Underground, Bus and Train.

Just a short walk from Blackwall Reach, Blackwall DLR Station offers quick and easy access not just to East London but to Central London and beyond.



The East London vibe

UNIT	FT ²	M ²	RENT*
1	785.76	73.00	£17,500.00
2	785.76	73.00	£17,500.00
3	979.51	91.00	£22,500.00
4	602.77	56.00	£14,000.00
5	312.20	29.10	£10,000.00
6	506.98	47.10	£11,500.00
7	399.34	37.10	£12,000.00
8	693.94	64.47	£15,750.00
9	619.40	57.55	£15,500.00

* Per annum. Exclusive of rates, service charge, landlords insurance and VAT.

Site Plan available on pages 6-7

GROUND FLOOR COMMERCIAL UNITS AVAILABLE.

BRAND NEW MIXED USE DEVELOPMENT OF 242 NEW HOMES AND NINE COMMERCIAL UNITS SET ACROSS 3 BLOCKS.

BUILT AROUND A NEW PUBLIC SQUARE AT THE ENTRANCE TO BUSY BLACKWALL DLR STATION.

LIMITED AND EXCLUSIVE AL FRESCO DINING AREAS.

SITUATED IN AN AREA OF TRANSFORMATION AND FAST HOUSEHOLD AND WORKFORCE GROWTH.

APPEALS TO BUSINESSES SEEKING COMPETITIVE RENTS IN AN UPCOMING AREA OF EAST LONDON.

FIT OUT OPPORTUNITY AVAILABLE.

DOUBLE HEIGHT CEILINGS THROUGHOUT AND POTENTIAL FOR MEZZANINE LEVEL FEATURE.

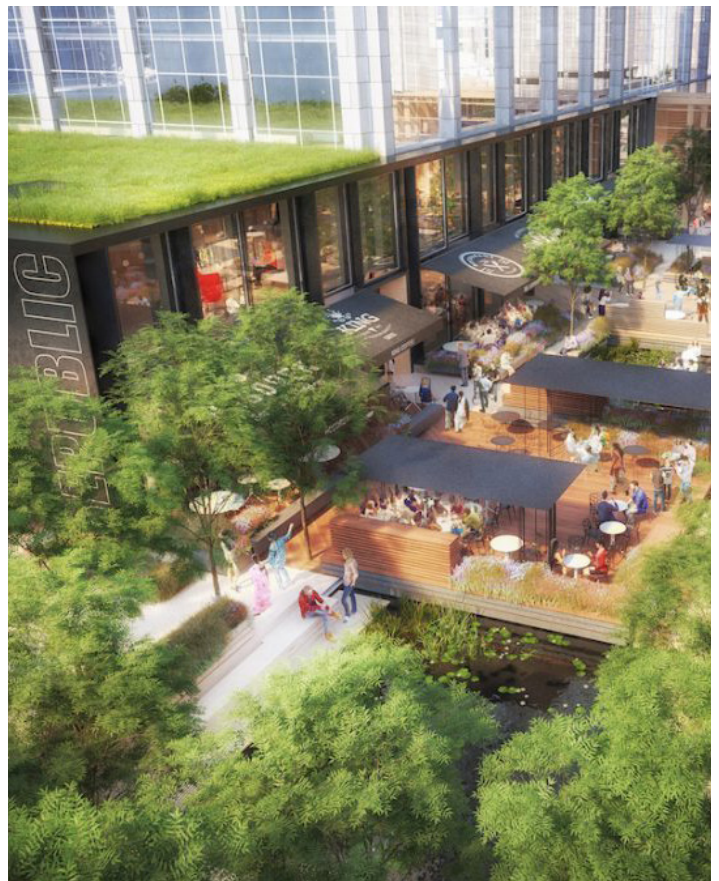
PLANNING PERMISSION GRANTED FOR VARIOUS USE TYPES.

**COMPLETING / SPRING
SUMMER 2019**



Adjacent to the new Blackwall Reach development is the transformation of East India Dock into the newest East London creative Campus - Republic, by Trilogy Real Estate.

Republic aims to stem the tide of young companies leaving London by creating 600,000 sq ft of truly affordable workplace that meets contemporary professional and personal needs, with a focus on the core values of creativity, connectivity and affordability.



Usable to give access

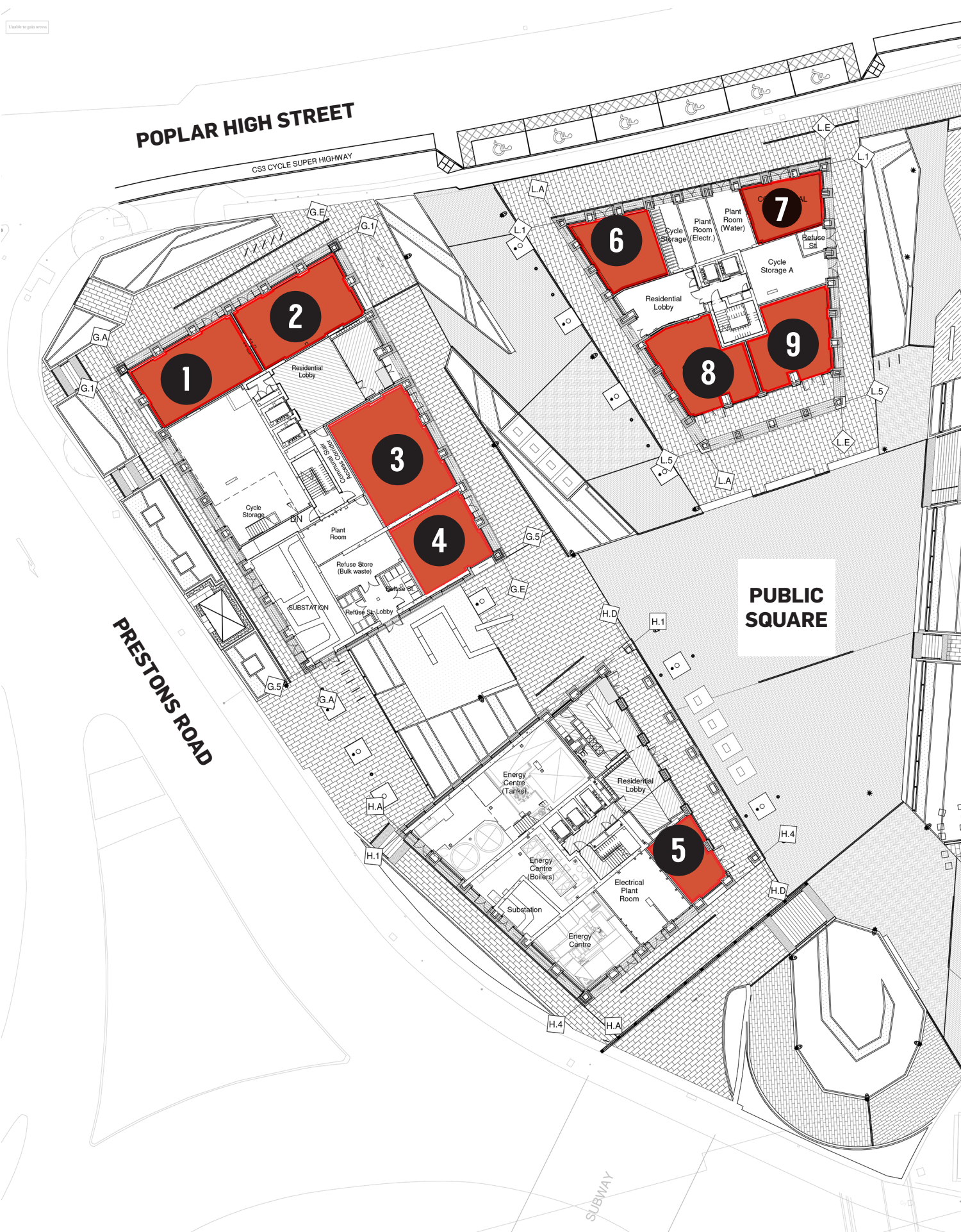
POPLAR HIGH STREET

CS3 CYCLE SUPER HIGHWAY

PRESTONS ROAD

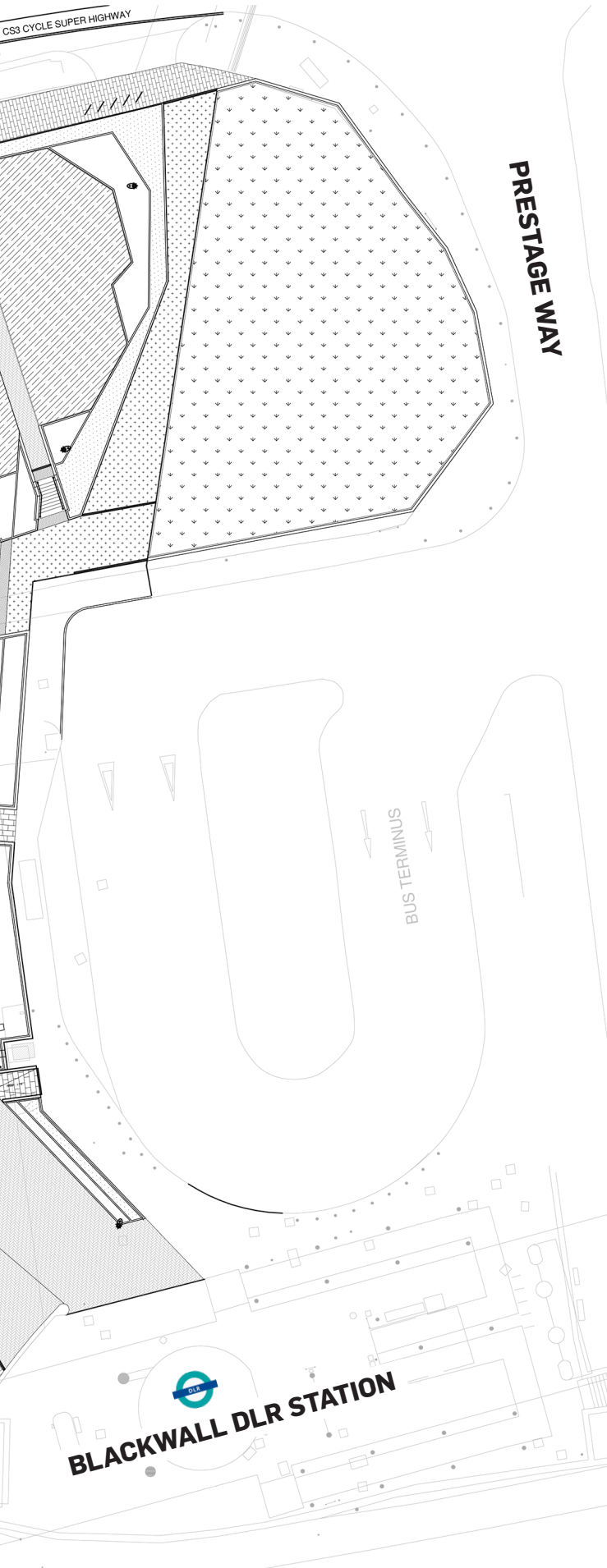
PUBLIC SQUARE

SUBWAY



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* PER ANNUM. EXCLUSIVE OF RATES, SERVICE CHARGE, LANDLORDS INSURANCE AND VAT.

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