

Commercial Units To Let

New Providence Wharf, Fairmont Avenue, London E14 9PB

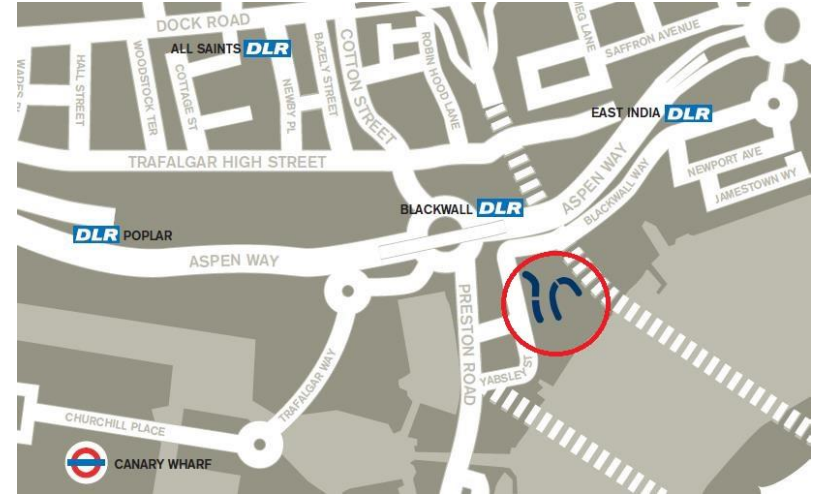
ballymore.

Location

New Providence Wharf is located on the north bank of the River Thames overlooking the O2 arena. The estate developed by Ballymore consists of 1,700 residential apartments, a 169 room Radisson Hotel and 33,000 sq.ft of commercial units.

The development is a short distance from Blackwall DLR station ([click here](#) for live departures) providing a regular service to Canary Wharf (11 mins), Bank (12 mins), City Airport (10 mins) and Stratford (12 mins).

Canary Wharf, to the west, comprises approximately 17 million sq ft of office and retail accommodation. Amenities include over 200 shops, bars and restaurants with 4 retail malls. [click here](#) for further information.



Planning Use

Suitable for A1 (retail), A3 (restaurant), B1 (offices), D2 (gallery).

Other uses will be considered.



Terms

New leases are available directly from the landlord (Ballymore).

Quoting rent is equivalent to £25 per sq.ft per annum (+ VAT)

Energy Performance Certificate (EPC)

These units hold an EPC rating of D or E. Further details are available upon request.

Contact

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Studio	Sq.ft	Sq. M
G10	1,343	125
G11	2,658	247
G12	789	73
TOTAL	4,790	445



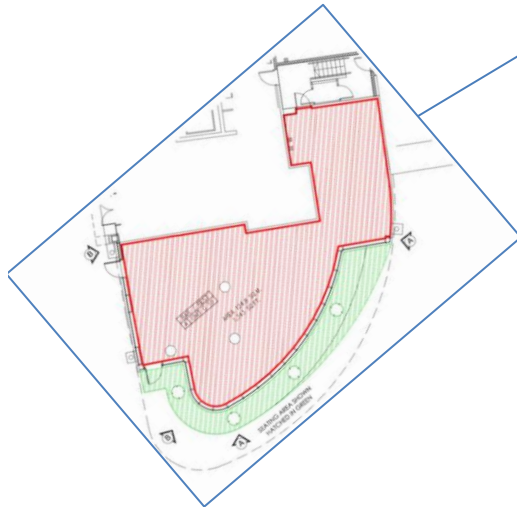
G12



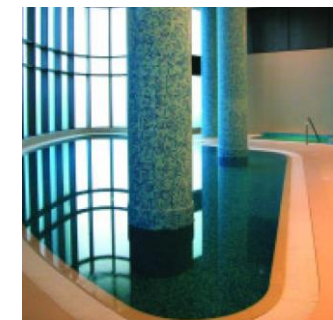
G11



G10



Library photo of functioning spa pool (inside G10)



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