



AVAILABLE TO LET

THE FORGE

397-411 Westferry Road, London, United Kingdom, E143AE



TRIPLE HEIGHT OLD IRON MILL WAREHOUSE (B1 USE) - OPPORTUNITY FOR MEZZANINE FLOORS

Historic and a Grade II listed building, The Forge offers spectacular warehouse space with original features of a former iron mill factory dating back to 1860.

The building presents potential for creative industries, lower cost serviced offices/co-working spaces, events or a makers community.

Located in the Isle of Dogs the building benefits from excellent transport links into the 'City' (Bank Station) and Canary Wharf.

Rent £350,000 PA (Guiding)

Building type Office

Available from 01/07/2016

Size 11,500 Sq ft

Marketed by: Ingleby Trice

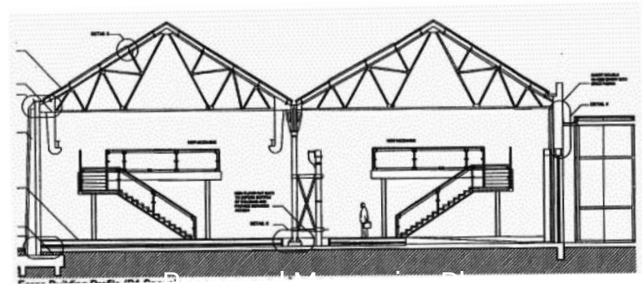
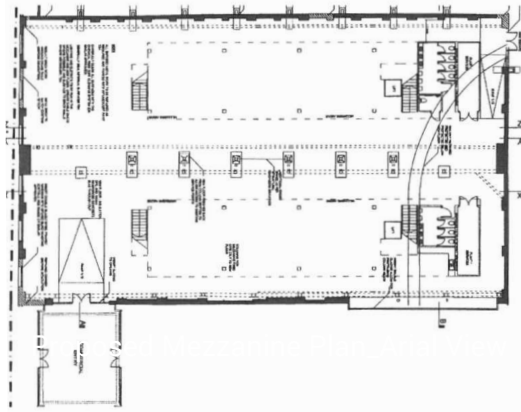
For more information please visit:

<https://realla.co/the-forge-397-411-westferry-road>





Unit	Sq ft	Sq m	Comments
Ground	11,500	1,068.8	Opportunity for Mezzanine Floors





Grade II Listed Former Iron Works Forge

Spectacular Brick Warehouse

Original Listed Features

Triple Floor to Ceiling

3 Self Contained Entrances

Modernised to provide B1 space

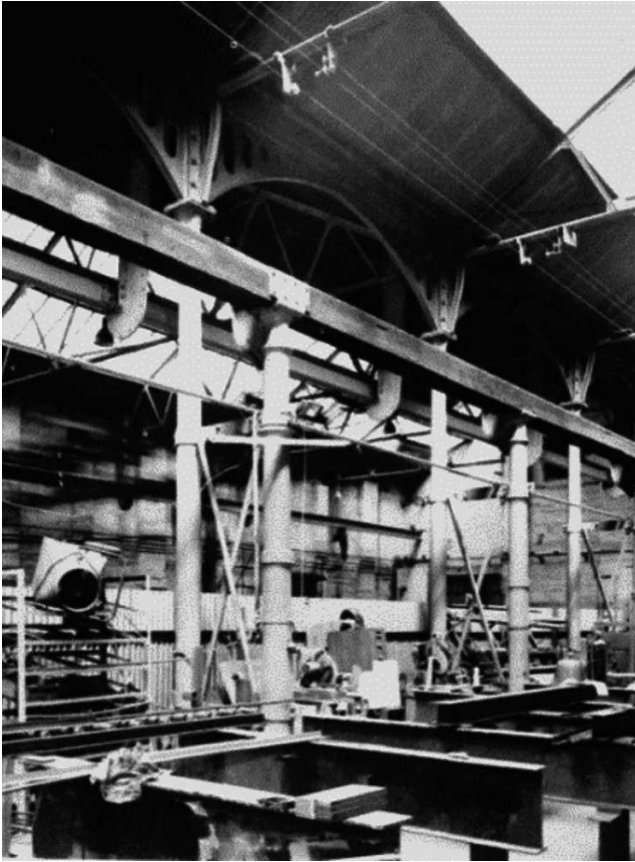
Male & Female WCs

Private Secure Car Parking

Walled Garden

Bike Parking

The Forge



The Forge



The Forge, 397-411 Westferry Road, London, United Kingdom, E14 3AE



Data provided by Google



Location overview	Minutes away from Canary Wharf and access to Bank via the DLR Line
Transport	Close Connectivity to Canary Wharf
Airports	London City
National rail	Southeastern Railway & London Overground within close proximity
Tube Road	DLR
Viewings	Westferry Road
Legal costs	By prior arrangement
VAT	Each party is to bear their own legal costs. VAT is payable
Planning class	B1
Secondary planning class	D1
Lease summary	A new FRI lease is available direct from the Landlord
EPC	Available on request



Notes:



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