

*** SHOP TO LET ***

GLASSHOUSE FIELDS
LIMEHOUSE
LONDON E1

Approx. 5,000 sq ft (464.50 sq m)

*** Extensive Curved Frontage to Road Junction ***



- **Location:**

The unit is located prominently at the junction of Cable Street and Glasshouse Fields in a dense residential area off The Highway (Rotherhithe Tunnel).

There are few competing local retail units nearby with the main local shopping area being located on Commercial Road close to Limehouse DLR.

Both the Lifelong Learning Centre and Holiday Inn Express are in close proximity.

- **Accommodation:**

The unit forms part of a new mixed-use development, providing some 200 residential units and 20,000 sq ft of commercial accommodation.

The unit is arranged over the ground floor and has an extensive curved frontage to the junction of Cable Street and Glasshouse Fields.

PROPERTY PARTICULARS

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The unit will be finished to developer's shell and comprise the following approximate dimensions and areas:

Gross frontage to Cable Street	57 ft
Gross frontage to Glasshouse Fields	78 ft
Max. shop depth	57 ft
Max. shop width	87 ft

GROUND FLOOR SALES - Approx. **5,000 sq ft** (may consider splitting).

- **Lease:**

The unit will be available to let on a new F.R.I. lease for a term by arrangement.

- **Rental:**

£120,000 pax subject only to lease (£24 psf overall).

- **Availability:**

The unit is scheduled for completion to developer's shell in late 2008.

- **Legal Costs:**

Each party will be responsible for their own legal costs incurred in the transaction.

- **Further Information:**

Viewings by appointment strictly through Sole Agents, Shaw Corporation

Contact: Nigel Davies – 020 7409 0909

Ref: ND (ndavies@shawcorporation.com)