



To let

Retail Unit

East India DLR, Blackwall Way, E14 9QN



East India DLR station is located in East London within the London Borough of Tower Hamlets, just south of the A13 East India Dock Road. The station lies on the Docklands Light Railway (DLR) between Blackwall and Canning Town stations, providing direct services to key destinations including Bank, Tower Gateway and Woolwich Arsenal. Nearby Canning Town station offers interchange with the Jubilee line and local bus services, enhancing connectivity across East and Central London. The station is well placed for both residential areas and nearby commercial districts, including Canary Wharf and the wider Docklands area.

Zone 2

2.39 million

Annual Station Footfall.



Description:

The unit is a small ground-floor commercial property located beneath an elevated structure and accessed directly from the surrounding pedestrian area. It has a glazed frontage providing natural light and visibility from the public realm, with the accommodation arranged on a single level. It was previously used as a dry cleaning drop off service.

Unit Size:

Ground Floor: 111 sq ft (10.38 sq m)

Services:

Power only

Usage:

Retail

Lease:

5-year lease, contracted outside the Landlord & Tenant Act 1954, part II.

Rent:

The rent payable to be a base rent of £15,000 pax or an agreed percentage of gross turnover, whichever is the higher, and will be net of VAT and exclusive of rates.

Rates:

The Rates Payable at this unit are £4,011 (2026/2027). This is an estimation and interested parties are advised to contact the VOA directly for more information.

Legal Costs:

Each party is to be responsible for their own legal costs.

Offers:

Interested parties will be expected to provide a full business case with financials and accompanying landlord pack describing proposed use.

ALL ENQUIRIES:

Victoria Davies
Victoria.Davies@eur.cushmanwake.com

