

TO LET – RETAIL UNIT

CUSTOM HOUSE STATION – ELIZABETH LINE

To Let:

- The unit occupies a prominent position at the entrance to the station.
- The unit is newly constructed and will be handed over in shell condition.

Location:

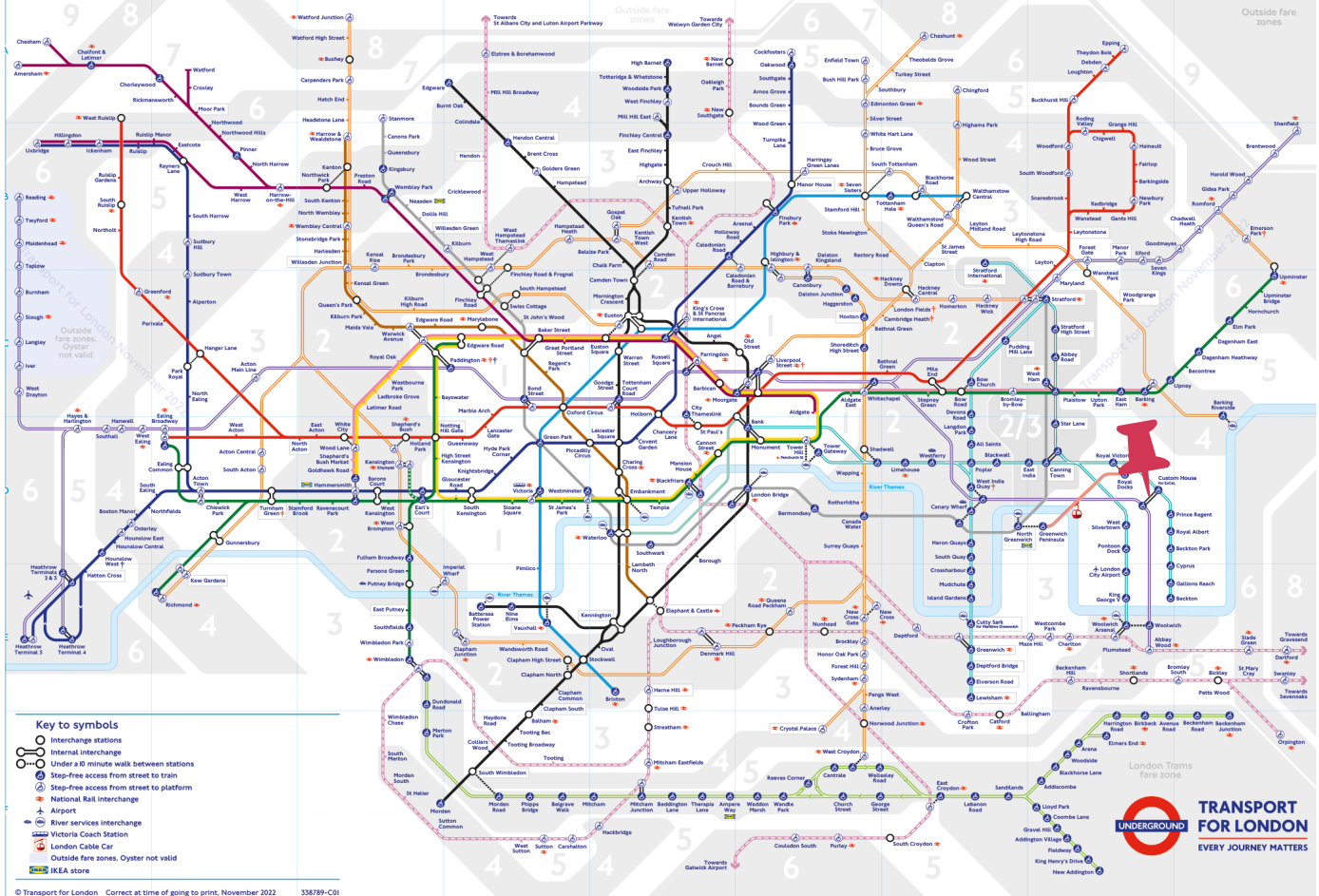
Custom House for ExCeL is a Docklands Light Railway (DLR) and now an Elizabeth line station in Custom House in London. It is by the Royal Docks in London Borough of Newham and is situated in Travelcard Zone 3. The station has step-free access from street to train and is an above ground station.

Station footfall is currently c.60-70% of pre-pandemic footfall but it is likely this will rise with the opening of the Elizabeth line and it has been estimated (Crossrail.co.uk) that up to 25,000 passengers per day will use the Elizabeth line at this station with the scheduled service of 12 trains per house (peak, each way).

**DLR &
Elizabeth Line**
Zone 3

3.3 million+
Annual Station Footfall





Description:

- The newly built retail unit sits under the stairs leading up to the station platforms. It has a straightforward configuration and is a good size for an F&B use and has a shop front already installed. The unit has two entrance/exit doors.

Unit Size:

- 560 sq ft / 52.07 sq m

Services:

- The unit will benefit from power (100A TPN), water and drainage.

Usage:

- Coffee / Food and beverage / Services / Newsagent / Convenience

Lease:

- 5-year lease, contracted outside the Landlord & Tenant Act.
- Annual RPI + 1% rent review applicable.

Rent:

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

Rates:

Rates to be assessed.

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.

Please note the occupier will be required to comply with all health and safety obligations required by law and those applicable in a transport location, and will be required to comply with all station operational requirements in the operation of their business.

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CUSHMAN & WAKEFIELD



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