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
### The Forge

<table>
<thead>
<tr>
<th>Unit</th>
<th>Sq ft</th>
<th>Sq m</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>11,500</td>
<td>1,068.8</td>
<td>Opportunity for Mezzanine Floors</td>
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*Proposed Mezzanine Plan*
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
### 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
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