



NEW COMMERCIAL UNITS
WITHIN LARGE STUDENT/CO-LIVING/RESIDENTIAL DEVELOPMENT

**SCAPE
CANADA WATER
1 MULBERRY WALK**
LONDON SE16 6BL

FORTY

Description:

The commercial units are located within the main thoroughfare of the development and have been let to users including supermarket, tea shop, coffee shop and veterinary practice.

The development will consist of 4 blocks. The blocks will offer student residential accommodation with 396 bedrooms in Block A and 378 bedrooms in Block B. The development will include co-living accommodation of 130 units.

Location:

The Scape development is located at the junction of Canada Street and Quebec Way and just off Surrey Quays Road.

Canada Water Station, which runs on the Jubilee and Overground lines, provides direct access to Stratford, the City of London and Central London.

Nearby traders include Decathlon, Hollywood Bowl and Sainsburys Local.

Planning:

In September 2020 planning permission was granted for commercial uses A1-Retail, A2-Office, A3-Restaurant and D1-Medical.

These uses are all now included under Class E planning classification.

Any intending commercial tenant should clarify the planning prior to entering into a lease on this property.



Size:

There are currently 3 units now available with the following floorspace:

Block A

Ground Floor: 103m²/1105ft²

Block B

Ground Floor: 303m²/3067ft²

Block C

Ground Floor: 100m²/1076ft²

First Floor: 97m²/1044ft²

(Ground & first floor can be let separately)

Rent:

All rents are exclusive of VAT, rates, service charges and landlords insurance.

Block A = £27,500.00

Block B = £67,500.00

Block C = £45,000.00

Rates & Service Charges:

To be confirmed.

Lease:

New full repairing and insuring leases by arrangement to be held outside the act.

Legal Costs:

Each party to bear their own legal costs.







- 1- Residential Building
- 2- Building C (in abeyance)
- 3- Central street
- 5- Internal courtyard
- 6- Student terrace
- 7- Landscaping to streets
- 8- Communal residential podium area
- 9- Private residential podium area
- 10- Entrance into Student building
- 11- Entrance into Residential building
- 12- Entrance into Building C
- 13- South corner courtyard
- 14- New Parking Access Road



Further Information:

To arrange an inspection or for further information, please contact the sole letting agents Forty...

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Misrepresentation Text:

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