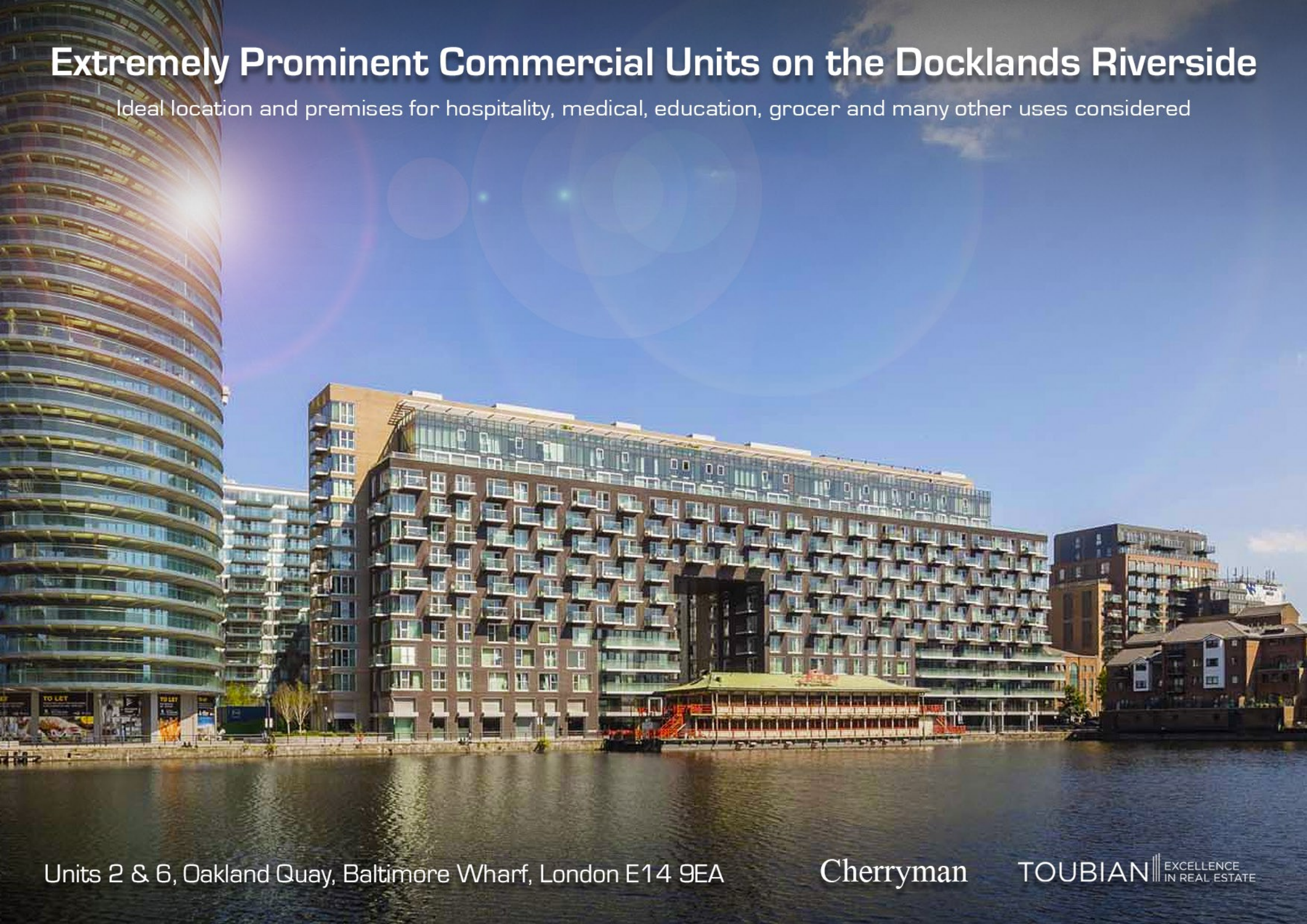


# Extremely Prominent Commercial Units on the Docklands Riverside

Ideal location and premises for hospitality, medical, education, grocer and many other uses considered



Units 2 & 6, Oakland Quay, Baltimore Wharf, London E14 9EA

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## The Building

Built by Ballymore in 2010, Baltimore Wharf presents an outstanding commercial property opportunity and offers a modern and sophisticated environment designed for businesses to thrive within.

With its striking architecture and contemporary design, this primarily residential building comprising of 732 dwellings, made up of 1, 2 and 3 bedroom apartments, stands as a testament to the thriving business district it resides in.

The building is just a 2-minute walk from the Crossharbour DLR Station and just a few steps from Canary Wharf which provides access to a multitude of amenities and transport options.





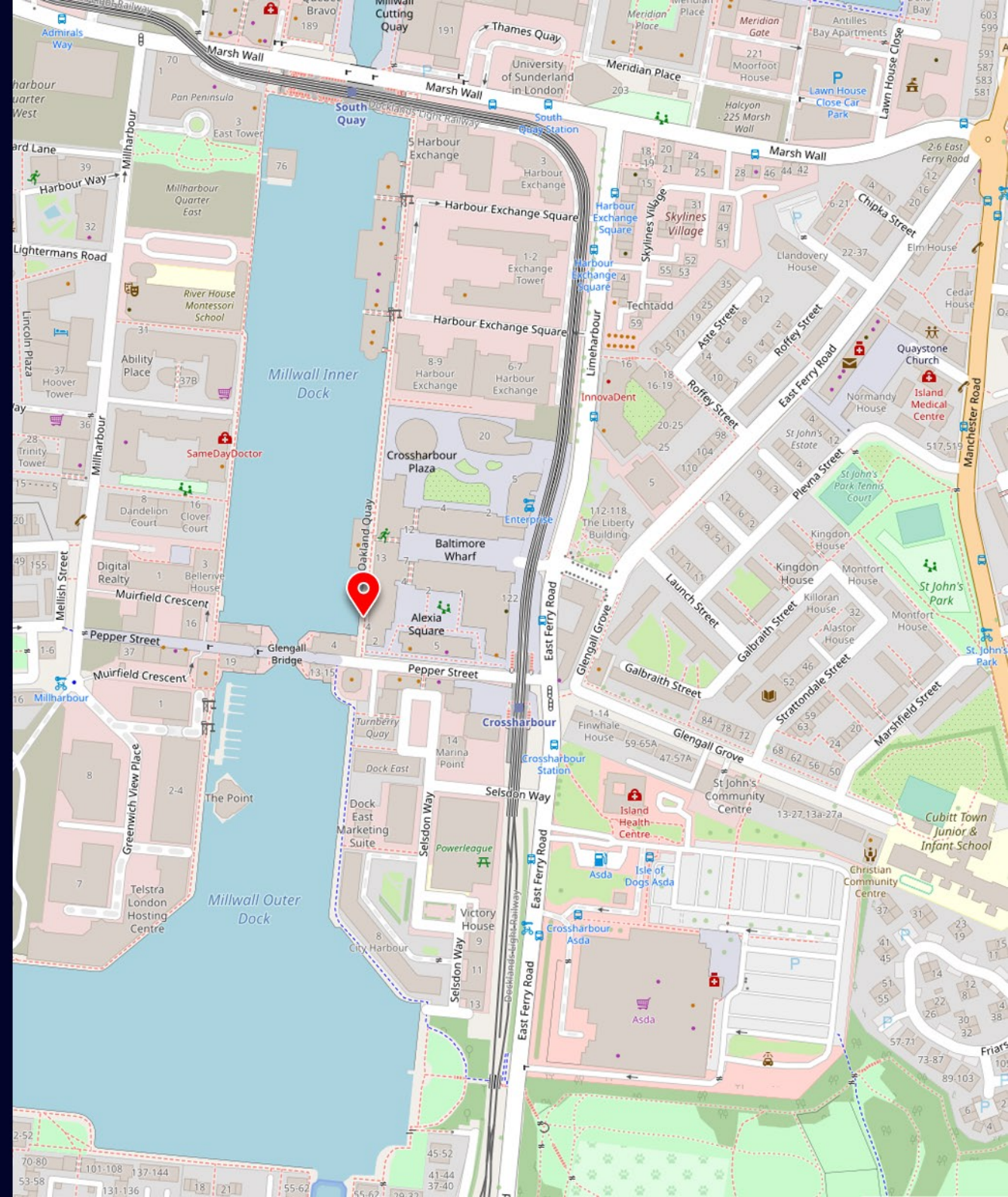
## Location

Baltimore Wharf offers convenient connectivity for businesses seeking a riverside presence, with the considerable benefit of having over 51,000 residents\* in the immediate vicinity.

This prime riverside location ensures easy access to Crossharbour Station (2 mins walk) which is on the Docklands Light Railway [DLR], and only a few stops from Canary Wharf, which is serviced by the Jubilee and Elizabeth lines. Canary Wharf offers a wide range of amenities, dining options, retail stores, and vibrant social spaces.

The immediate area surrounding Baltimore Wharf consists of modern infrastructure and well-planned urban development. Wide, tree-lined streets, pedestrian-friendly walkways, and well-maintained public spaces contribute to a pleasant environment for both residents and businesses.

This infrastructure facilitates easy access to amenities and services, ensuring a convenient and comfortable experience for all. Nuffield Health, Tesco, the famous Lotus floating restaurant and numerous others operate locally.



\*[Office for National Statistics]

## Commercial Units

Both units come with double height ceilings and provide a versatile and spacious layout to accommodate the needs of a variety of uses.

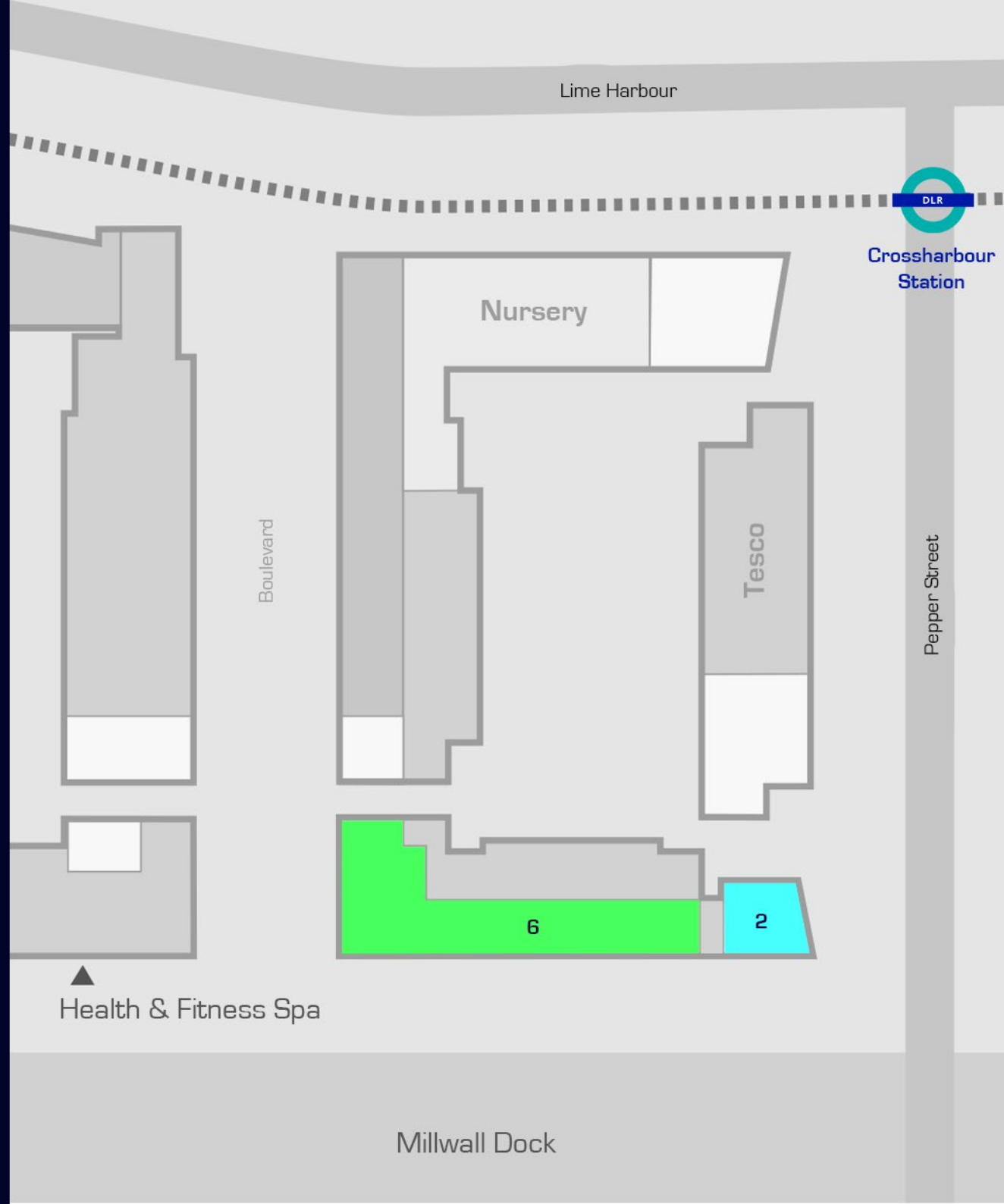
The units offers a blank canvas for customisation, allowing you to design a workspace tailored to your unique requirements and vision with assistance from the landlord.

## Use

Ideal location and premises for hospitality, medical, education, convenience store, and any other uses falling under the new 'E Class' use banner.

## Lease

Flexible lease terms are available, allowing you to secure either of these prime commercial units for your business on your preferred terms.









## Rent

Competitively priced at £35.00 per sq ft.

## Availability

Ready for immediate occupation.

## EPC

The EPC rating is C-71.

## Viewings

For further information or to arrange a viewing, please contact Joint Sole Agents...

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### Important:

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1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions such as the RICS and trade associations.

