

New Commercial Units To Let Within Large Student/Co-Living/Residential Development

LAST REMAINING UNIT - AVAILABLE OCTOBER 26

Scape, Canada Water, 1 Mullberry Walk, London SE16 6BL

FORTY



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.

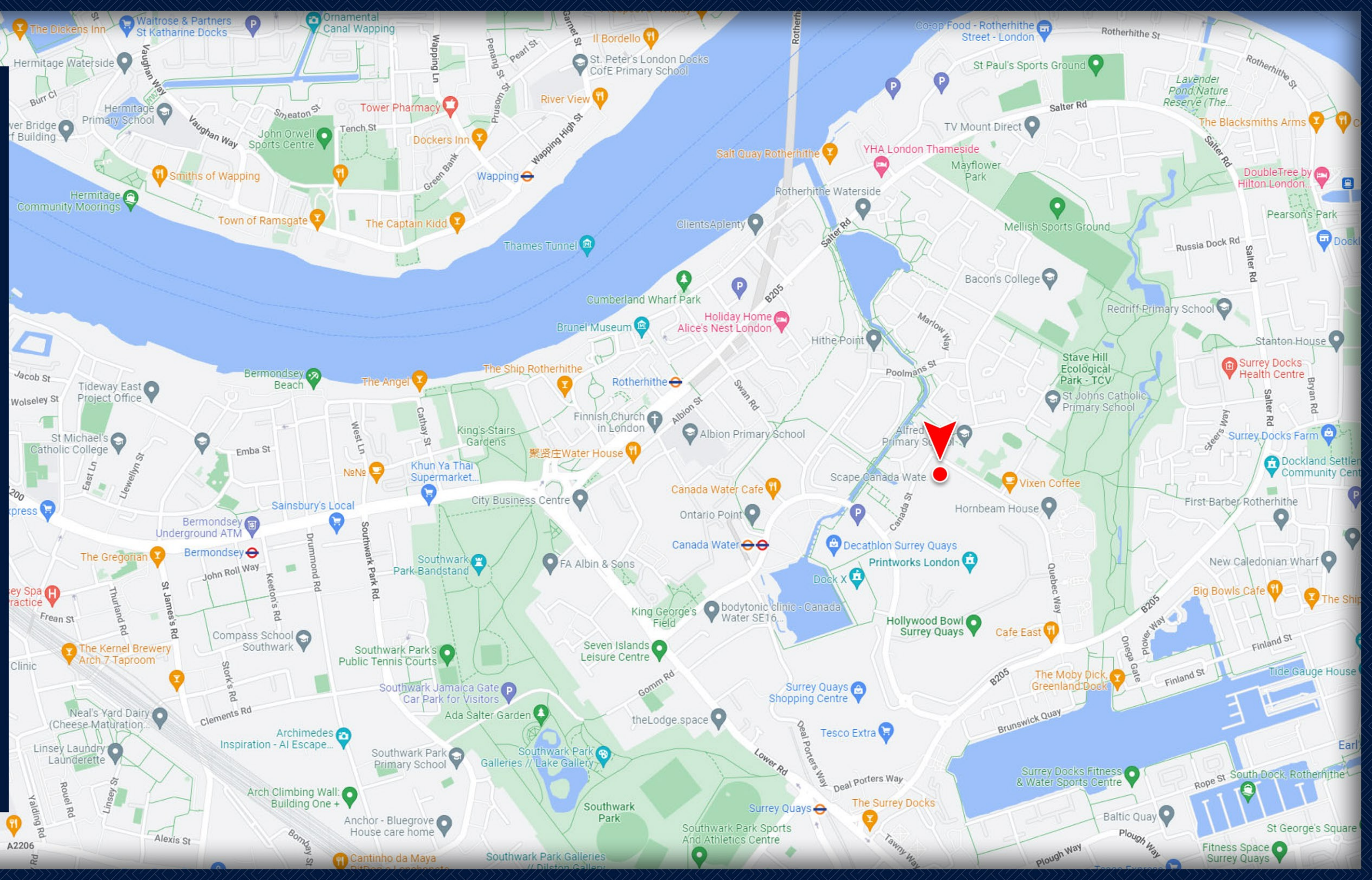
Description

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.

Each block comprise four wings between 4 and 8 stories, and will include shops, cafes, healthcare and recreational facilities.

Block D is a residential building with 34,000 ft² of affordable housing over 8 floors - 33 flats with a mix of 1, 2 and 3 bedroom units.

The development will include co-living accommodation of 130 units.



Description

There are 6/7 units with approximate areas as follows.

Block A

Unit A7:	97 m ²	1043 ft ²	LET
Unit A8:	62 m ²	667 ft ²	LET

Block B

Unit B2:	76 m ²	818 ft ²	LET
Unit B3/4:	108 m ²	1162 ft ²	LET
Unit B5:	285 m ²	3067 ft ²	AVAIL 2026
Unit B10:	143 m ²	1545 ft ²	LET

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.





Lease

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

Rent

Unit B5: £67,500 per annum.

Available

2026

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

Service Charges

To be confirmed.

Rates

Not yet assessed.

Legal Costs

Each party to bear their own legal costs.

Inspections/Further Information

Through sole letting agents Forty Group.

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