



ROBINSON
WEBSTER



LONDON E14 – UNIT 1, 20 CANADA SQUARE, CANARY WHARF

A1/A2 RETAIL OPPORTUNITY – SUBJECT TO VACANT POSSESSION

ALTERNATIVE USES CONSIDERED SUBJECT TO PLANNING CONSENT

Location

The subject premises are on the north east corner of 20 Canada Square at the junction of Montgomery Street and South Colonnade.

The property is well located for the new **Wood Wharf** development, which will include approximately 3,600 new homes, 2.8m sq ft of office space and 350,000 sq ft of retail and leisure.

Nearby occupiers include **Waitrose, Scarpetta, Savills, Third Space** and **Rocket**.

Demise

The unit comprises ground floor only with the following approximate dimensions and areas:

Gross Frontage:	76' 8"	23.37 m
Return Frontage:	31' 7"	9.62 m
Ground Floor:	2,142 sq ft	199.00 sq m

Tenure

The property is available by way of a new effectively FRI lease for a term of years to be agreed.

Rent

On application.

Service Charge

Further information available on request.

Rates

Rateable Value:	£153,000
Rates Payable (19/20):	£80,172 p.a.

Interested parties are advised to make their own enquiries to Tower Hamlets Council on 020 3713 8000.

EPC

Available upon request.

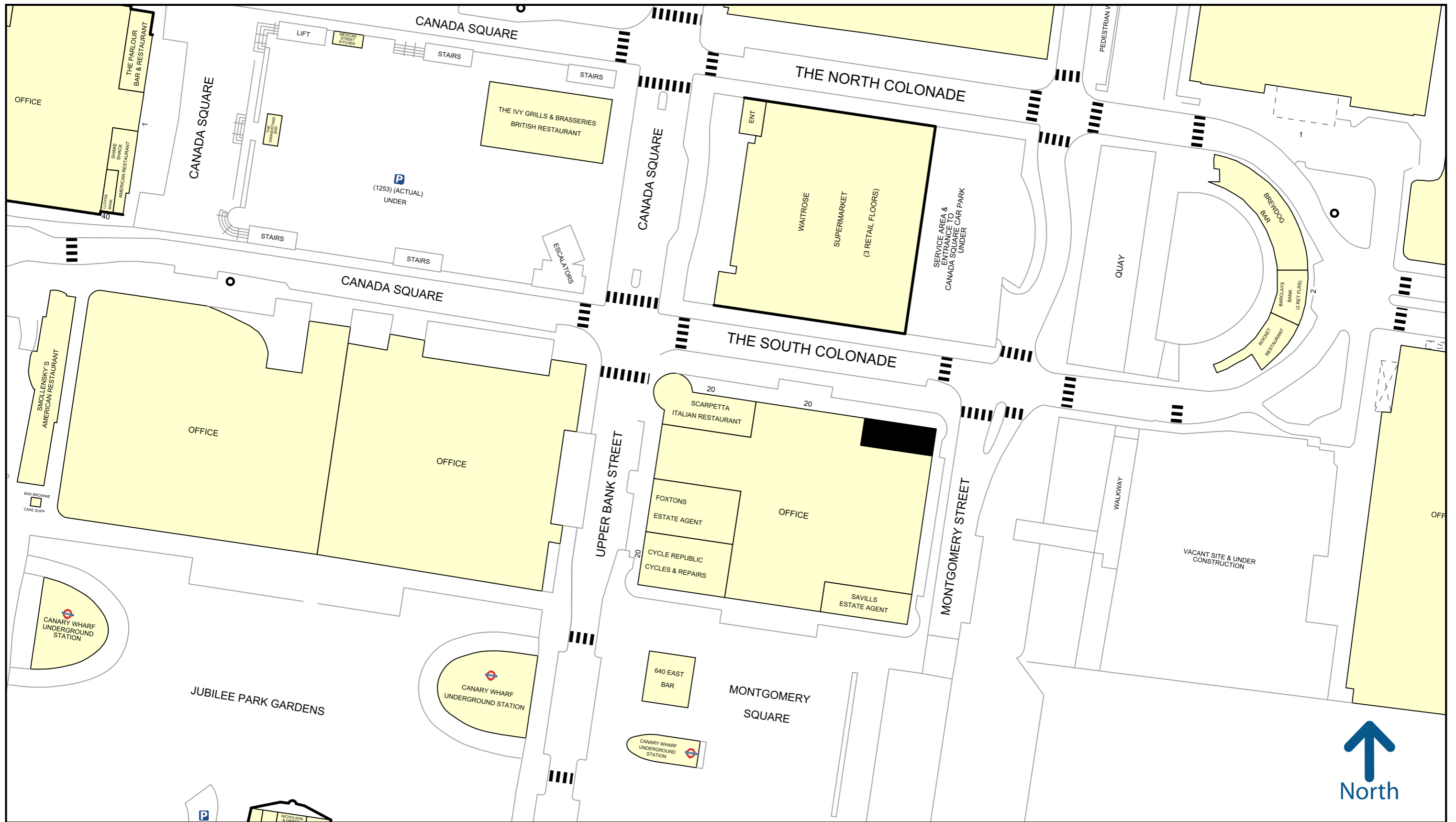
Further Information

For further information or to arrange a viewing please contact:

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