



ROBINSON  
WEBSTER



## LONDON E14 – UNIT 3, 20 CANADA SQUARE, CANARY WHARF

CLASS E OPPORTUNITY – SUBJECT TO VACANT POSSESSION

### Location

The subject premises are located on the south east corner of 20 Canada Square at the junction of Montgomery Square and Upper Bank Street.

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, Rocket** and the recently opened **Hamptons**.

### Demise

The unit comprises ground floor and mezzanine levels with the following approximate net internal floor areas:

Ground Floor:	2,176 sq ft	202 sq m
Mezzanine:	1,161 sq ft	108 sq m
<b>Total:</b>	<b>3,337 sq ft</b>	<b>310 sq m</b>

### Tenure

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

### Rent

On application.

### Rates

Rateable Value:	£87,000
Rates Payable (22/23):	£44,544 p.a.

Please note that this property may benefit from business rates relief for 2022/23. Interested parties are advised to make their own enquiries to Tower Hamlets Council on 020 3713 8000.

### Service Charge

£4,422 pa

### EPC

Available upon request.

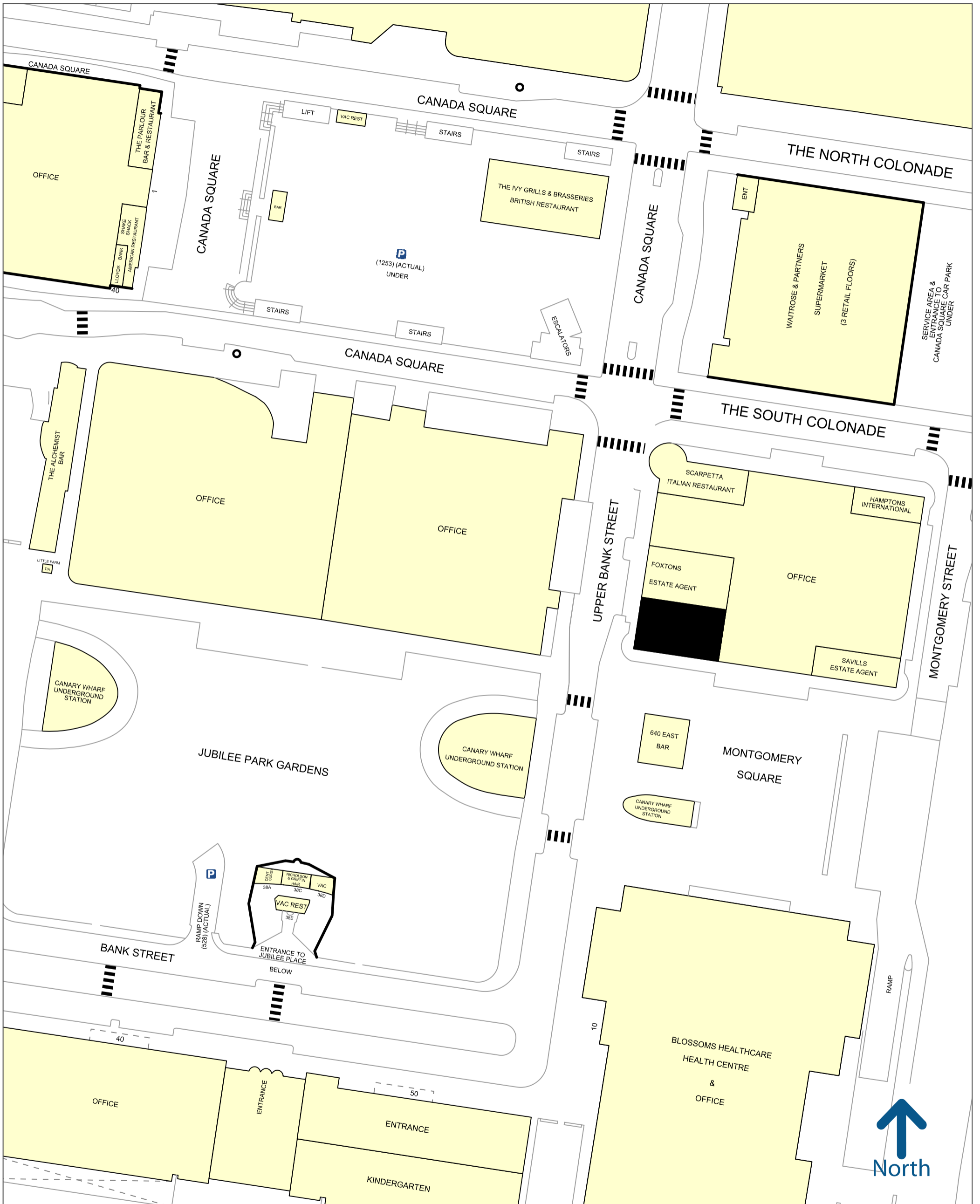
### Further Information

For further information or to arrange a viewing please contact:

Liam Jones  
020 7190 9804  
07990 335 016  
liam@robinsonwebster.co.uk

Adam Robinson  
020 7190 9803  
07980 576 245  
adam@robinsonwebster.co.uk

**020 7190 9801**  
robinsonwebster.com



50 metres

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

Experian Goad Plan Created: 15/02/2022  
Created By: Robinson Webster Limited



Misrepresentation Act - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property.

Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Robinson Webster are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.