



ROBINSON
WEBSTER



LONDON E14 – UNIT 3, ONE WESTFERRY CIRCUS, CANARY WHARF

CLASS E OPPORTUNITY

Location

The subject property is located on Westferry Circus, in close proximity to Canary Riverside where **Gacho** and **Café Brera** are located, and Cabot Square where **Drake & Morgan** and **Electric Shuffle** are running an external F&B offer.

Nearby office occupiers include **Chevron UK**, **Revolut**, **Credit Suisse**, **Civil Aviation Authority** and the **Competition and Markets Authority**.

Demise

The unit is arranged over ground floor level with the following approximate net internal floor area:

Ground Floor: **468 sq ft** **43.5 sq m**

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

£35,000 per annum exclusive.

Rates

Rateable Value: £27,750
Rates Payable (22/23): £14,402 p.a.

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

Service Charge (2022)

£1,092.27

EPC

Available upon request.

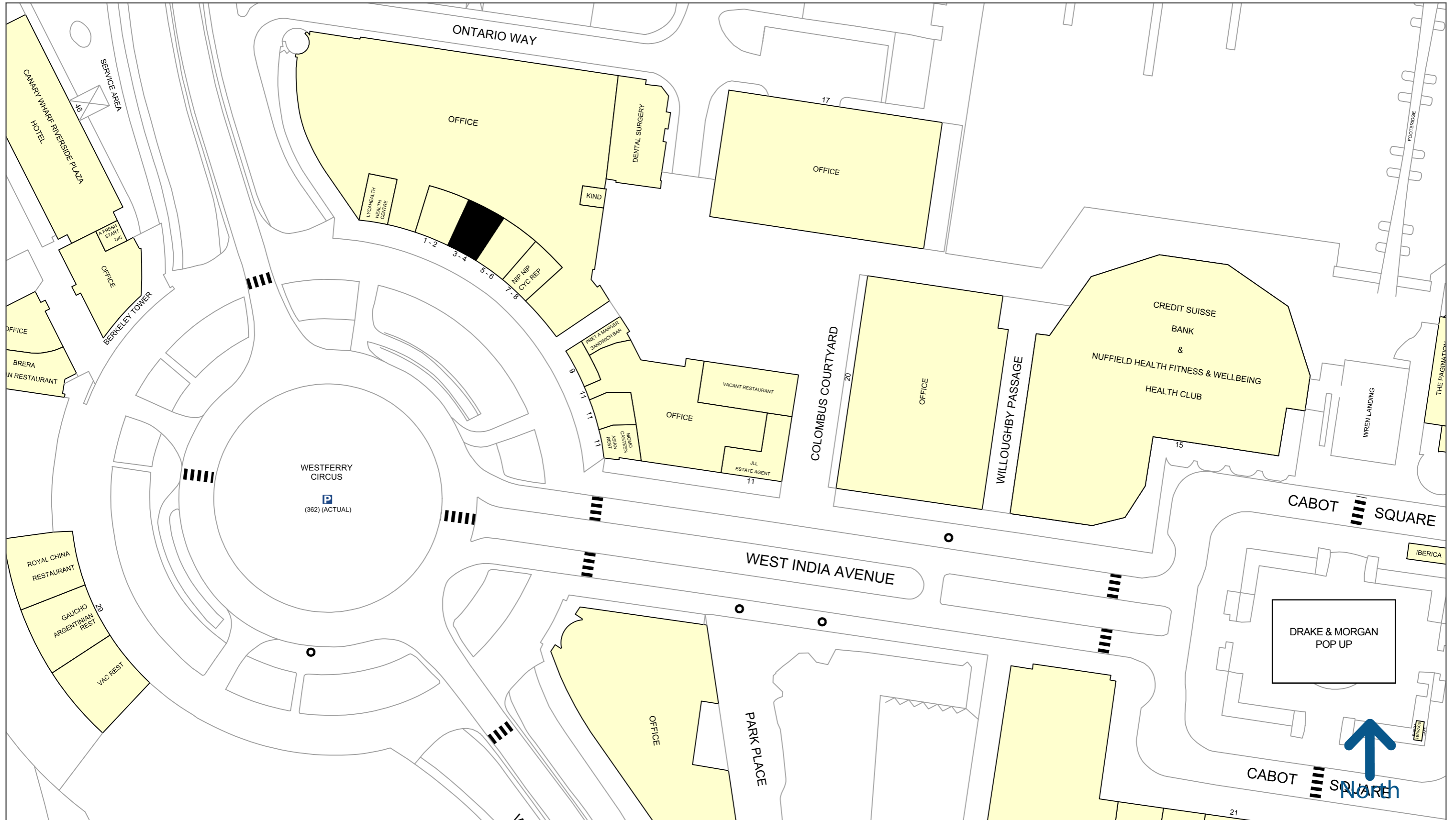
Further Information

For further information or to arrange a viewing please contact:

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