



Cumbrian House, 217 Marsh Wall, London, E14 9FJ

Quality office space close to Canary Wharf and other new developments in the area. Located close to the Jubilee Underground Line

- Recently refurbished office space with waterside view
- Available immediately on a new licence
- Located close to Canary Wharf Underground Station just a few minutes walk away
- Rent inclusive of service charges

Summary

Available Size	1,400 sq ft
Rent	£45,000 per annum Inclusive of service charge
Rates Payable	£12,075.80 per annum We would advise that any potential tenant make their own enquiries to the council although we expect that some relief will be provided
Rateable Value	£24,200
EPC Rating	D (86)

Description

Contemporary self-contained offices located in a large office block with 8 units. The office suites provide good open plan space suitable for wide variety of tenants and have their own separate kitchen spaces. The building benefits from lift access to all floors and communal WCs. Viewing is advised.

Rent is inclusive of service charge with business rates, electric and insurance to be paid by the incoming tenant.

Location

The property is located within the Meridian Gate office development off Marsh Wall South Quay. North east of South Quay DLR station which provides access to the city via Canary Wharf and Bank along with short connections to Stratford and Lewisham. This location is within walking distance of all major Docklands office developments including Canary Wharf, South Quay and Harbour Exchange. Canary Wharf Shopping Centre is also a short walk away providing access to several cafes, bars and restaurants.

Accommodation

Description	Size
Suite K4	1,400 sq ft

Viewings

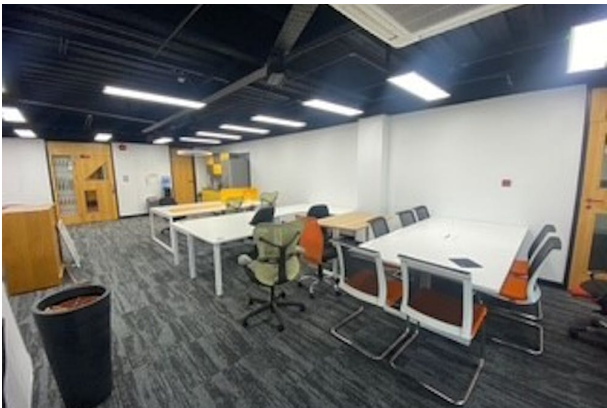
Strictly by appointment through the sole agent

Terms

A new flexible licence agreement is available

Legal Costs

Each party to bear their own legal costs incurred in this transaction. The prospective tenant is to give an undertaking through their solicitors prior to the commencement of legal formalities for any abortive legal costs should they withdraw from the transaction.



Viewing & Further Information

Nick Robinson MRICS
020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Latif Acisu
020 8221 9614 | 07487216389
latif.acisu@dobbinandsullivan.com

More properties @ dobbinandsullivan.com