

TO LET

Dobbin & Sullivan
Chartered Surveyors, Est 1991

CUMBRIAN HOUSE, 217 MARSH WALL, LONDON, E14 9FJ

600 to 900 sq ft (up to 83.61 sq m)



- RECENTLY REFURBISHED
- RAISED FLOORS
- EXCELLENT LOCATION

Chartered Surveyors
& Commercial Property
Consultants

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Summary

Quality office space close to Canary Wharf and other new developments in the area.

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.



Availability

Description	Size	Rent
Unit K7	900 sq ft	£29,000 per annum inclusive of service charge
Unit K1	600 sq ft	£19,000 per annum inclusive of service charge

Description

Contemporary self-contained offices located in a large office block with 8 units. The office provides good open plan space suitable for wide variety of tenants. The building benefits from lift access to all floors, communal WCs and kitchen space. Viewing is advised. Rent is inclusive of service charge with business rates and electric costs to be paid by the ingoing tenant.

Lease

A new flexible licence agreement is available with an all inclusive rent and service charge.

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.

Viewings

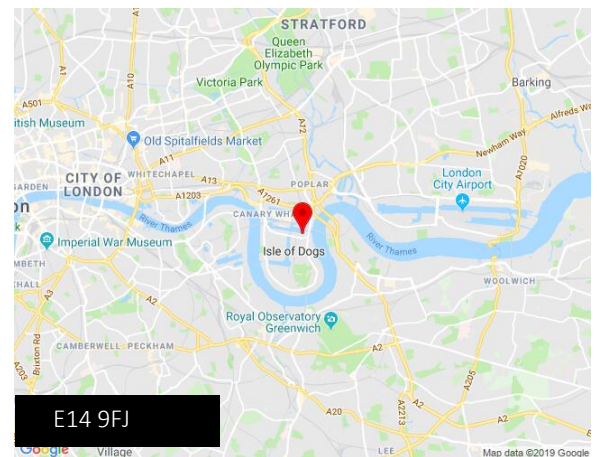
Strictly by appointment through the sole agent

Business Rates

We would advise that any potential tenant make their own enquiries to the council although we expect that some relief will be provided

Energy Performance Rating

This property has been graded as 86(D)



Contacts & Enquiries

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