

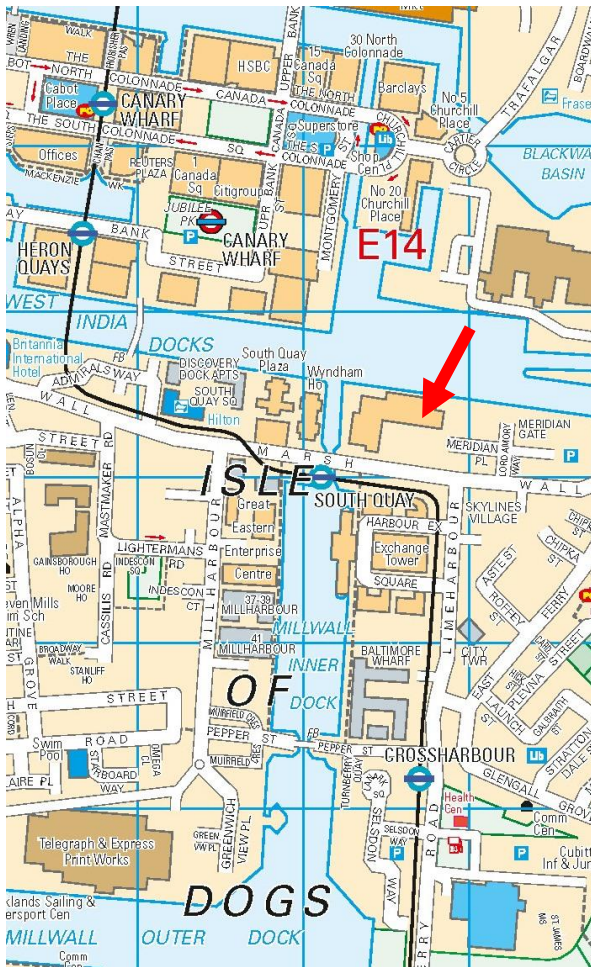


OFFICES TO LET 5,990 – 20,262 sq ft

THE WALBROOK BUILDING, Thames Quay, 195 Marsh Wall, London, E14 9SG

Cherryman





## Location

Thames Quay occupies a prominent position on the North side of Marsh Wall to the west of its junction with Limeharbour.

Numerous shops and restaurants are in close proximity to the building at South Quay whilst the main Canary Wharf estate is within a five minute walk offering further amenities.

South Quay Station DLR is adjacent to the estate providing regular services to the City, Lewisham, Stratford and City Airport. The Jubilee Line station can be accessed at Canary Wharf.

## Description

Thames Quay is a 230,000 sq.ft office estate within four buildings. The Walbrook Building is approximately 60,000 sq.ft arranged over ground and five upper floors with extensive dock views.

## Lease Terms

New FRI leases are available from the Landlord ideally for a term until March 2018.

## Amenities

- Underground car parking available
- Cat 2 lighting
- Raised Floors
- Prestigious entrance lobby
- VAV air-conditioning
- 24 hour security
- Suspended ceiling
- 3 x Passenger lifts

## Outgoings

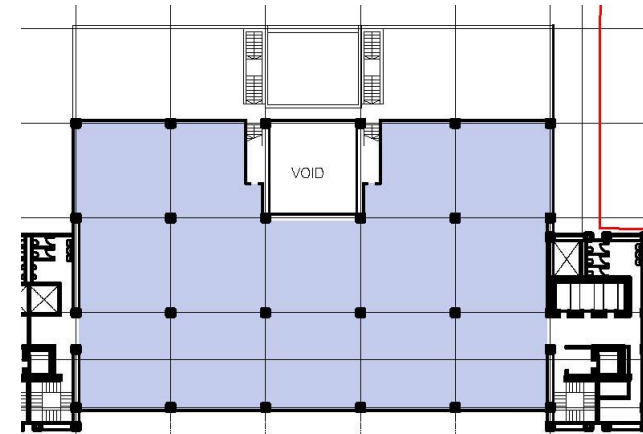
Rent (per sq.ft p.a)	Business Rates (per sq.ft p.a until April 2016)	Service Charge (per sq.ft p.a)	TOTAL (per sq.ft p.a)
£20	£7.40	£12.52	£39.92

## VAT:

The building has been elected for VAT.

## Energy Performance Certificate:

The building holds an “E” (112) score rating. A report is available upon request.



## Availability

Floor	Sq. ft	Sq.m	STATUS
5 <sup>th</sup>	5,994	556	U/O
4 <sup>th</sup>	5,990	556	U/O
3 <sup>rd</sup>	8,278	769	Available
<b>TOTAL</b>	<b>20,262</b>	<b>2,181</b>	

**Important** Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeEW.co.uk](http://www.commercialleasecodeEW.co.uk)

For further information and viewing please contact:

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**SUBJECT TO CONTRACT**

February 2016