



SELF-CONTAINED BUILDING TO LET (74,501 sq ft)

INDEPENDENT HOUSE, 191 MARSH WALL, THAMES QUAY, LONDON E14 9RS

Cherryman

LOCATION



The building is prominently located on the northern side of Marsh Wall immediately adjacent to South Quay DLR and within a five minute walk of Canary Wharf via the pedestrian bridge link.

Train connections are at Canary Wharf for the Jubilee Line, Heron Quay/South Quay for the DLR and the Crossrail link at Canary Wharf will open in 2018.

The Canary Wharf area is now an established, vibrant working and living environment. The area currently comprises c.20 million sq. ft. of offices and over 200 shops, restaurants and bars accommodating over 100,000 workers.

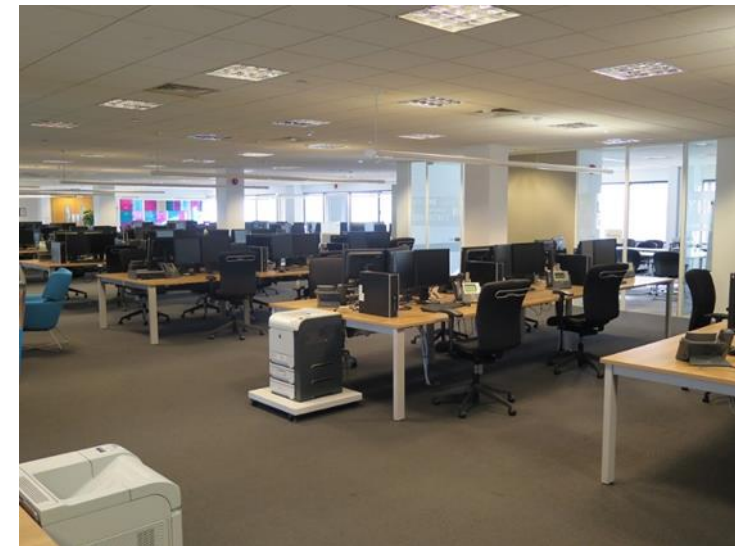
DESCRIPTION

A significant headquarters' office building on ground and five upper floors which are stepped back as the building rises with substantial balconies overlooking the water and Canary Wharf. The building is fitted out with large open plan areas, canteen facilities, boardrooms and executive offices.

Floor	Sq M	Sq ft
5	583.6	6,282
4	578.7	6,229
3	771.5	8,305
2	1,078.1	11,605
1	1,683.4	18,120
Ground	2,107.6	22,686
Reception	118.4	1,274
Total	6,921.3	74,501



(Picture taken in 2012))



AMENITIES

- VAV air-conditioning
- Raised access floor
- Suspended ceiling
- Private dockside terraces
- 134 underground car-parking spaces
- Office Furniture in place
- Shower facilities
- On-site gym
- Double height entrance lobby
- 3 x 10 person passenger lift
- Male & female WC's on each floor
- Double glazed windows
- Comms room
- Computer cabling throughout
- Large staff canteen

PLANNING USE

The buildings current planning use is for offices (B1).

Alternative uses may be considered subject to all necessary consents.

LEASE TERMS

A new FRI lease is available directly from the landlord for a term by negotiation.

RENT

Rent equivalent to £25 per sq.ft

SERVICE CHARGE

There estate service charge for the building including insurance is £0.43 per sq.ft (£32,500)

N.B the additional costs of running the building will be the responsibility of the incoming tenant (unless multi-let when the estimated charge will be £7 per sq.ft exclusive of estate charge).

BUSINESS RATES

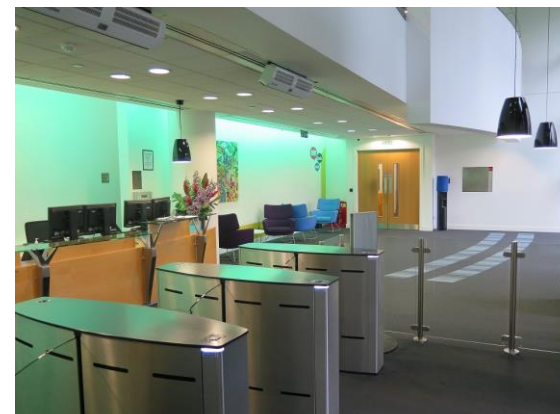
The rates payable for year to April 2018 is £627,490 (equivalent to £8.42 per sq.ft).

VAT

The property is elected for VAT.

ENERGEE PERFORMANCE CERTIFICATE (EPC)

The EPC score is 108 which is a "E" rating. Further information is available uponrequest.



CONTACT



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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 his 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 licenced conveyance 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

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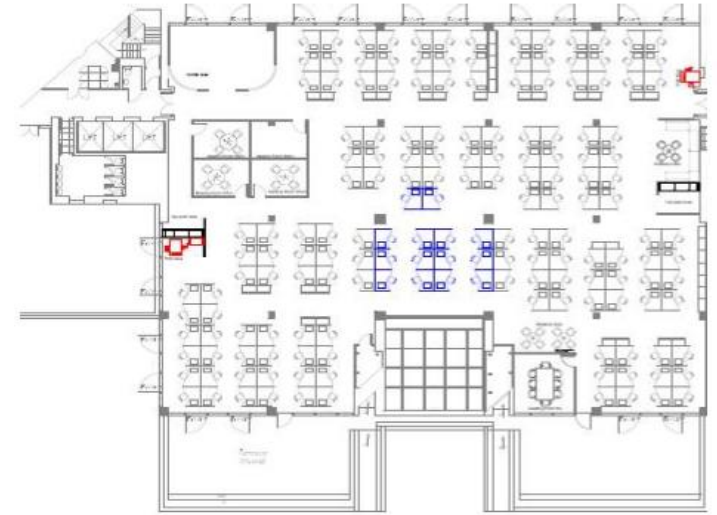
Ground floor



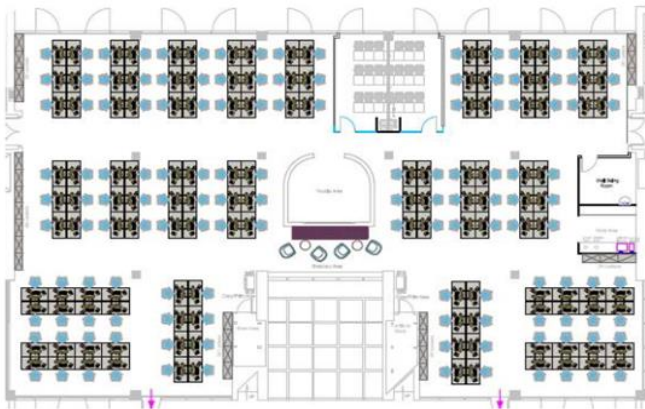
First floor



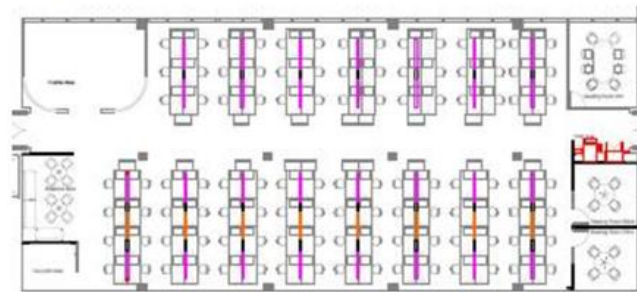
Second floor



Third floor



Fourth floor



Fifth floor

