

TO LET - OFFICE

161 MARSH WALL

E14 9AP



Key Highlights

- 13,223 to 40,353 sq ft
- LED lighting
- Atrium with cafe
- Car parking
- Creative fit out in situ
- VRV air conditioning
- Cycle racks and shower facilities

SAVILLS West End
33 Margaret Street
London W1G 0JD
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[savills.co.uk](https://www.savills.co.uk)



Location

The building is situated just south of the Canary Wharf Estate. It is located at the western end of Marsh Wall which is one of London Docklands' main entry points into the Docklands. The Canary Wharf Estate is accessible via a pedestrian bridge, allowing for easy access to Canary Wharf underground and DLR stations, for the Jubilee Line and trains towards City Airport and Bank.

Description

161 Marsh Wall offers high quality office accommodation in the heart of the Docklands, close to Canary Wharf. The building underwent an extensive refurbishment in 2016. The three floors benefits from a creative open plan fit out and are available as 'plug and play'. The 1st floor is fitted to provide c.194 desks, kitchenette and 3 x 6-person meeting rooms. The 2nd floor is fitted to provide c.207 desks, kitchenette, and 6 meeting rooms. The 3rd floor offers c.162 desks, 1 x 12-person boardroom, 1 x 10-person executive meeting room, 2 x 4-person meeting room, 1 x training room, and 2 x private offices.

Accommodation

The accommodation comprises of the following:

Name	Sq ft	Sq m	Availability
3rd	13,565	1,260.23	Available
2nd	13,565	1,260.23	Available
1st - office + storage	13,223	1,228.46	Available
Total	40,353	3,748.92	

Specification

- VRV air conditioning throughout
- Exposed services in part
- LED lighting
- Raised access flooring ('130mm void)
- 2.7m floor to ceiling heights
- Secure bicycle & car parking at street level
- Two 20 person lifts

Terms

Separate leases of the 3 floors, available by way of an assignment or sublease for a term until December 2025. The lease are held Inside the L&T Act 1954.

Rent: £27.00 psf / S/C: £10.83 psf / Rates: £8.75 psf

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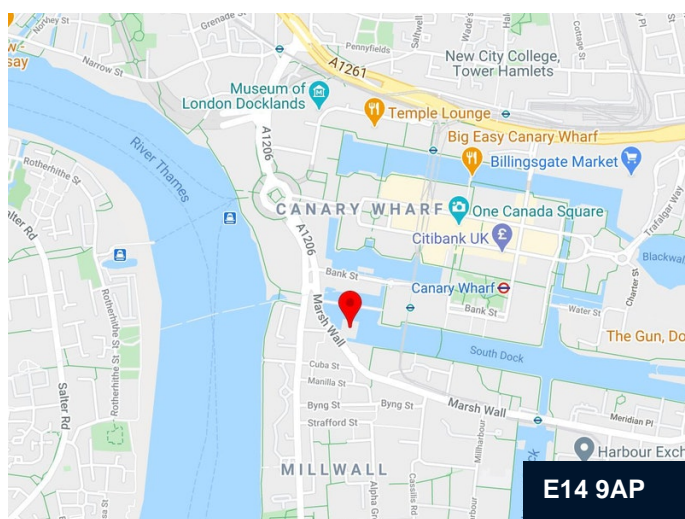
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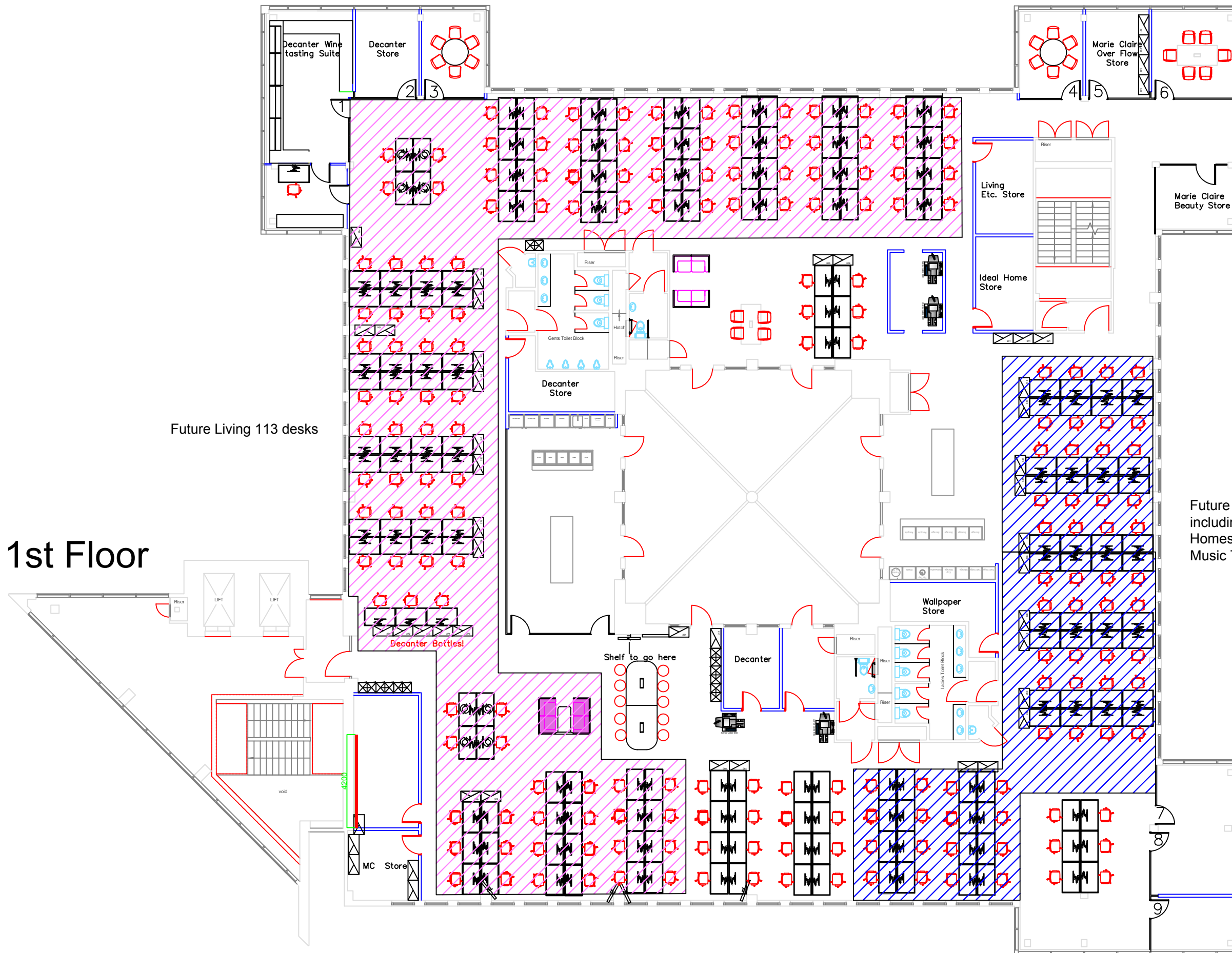




1st Floor

Future Living 113 desks

Future Passion 52 desks
including
Homes & Gardens
Music Titles



01 Proposed Future /TI Restack Option 1

Client: Future PLC
Site: 161 Marsh Wall
London E14 9AP

Date: 3-Sep-20

Dwg No: 01FTI0920

Scale: NTS

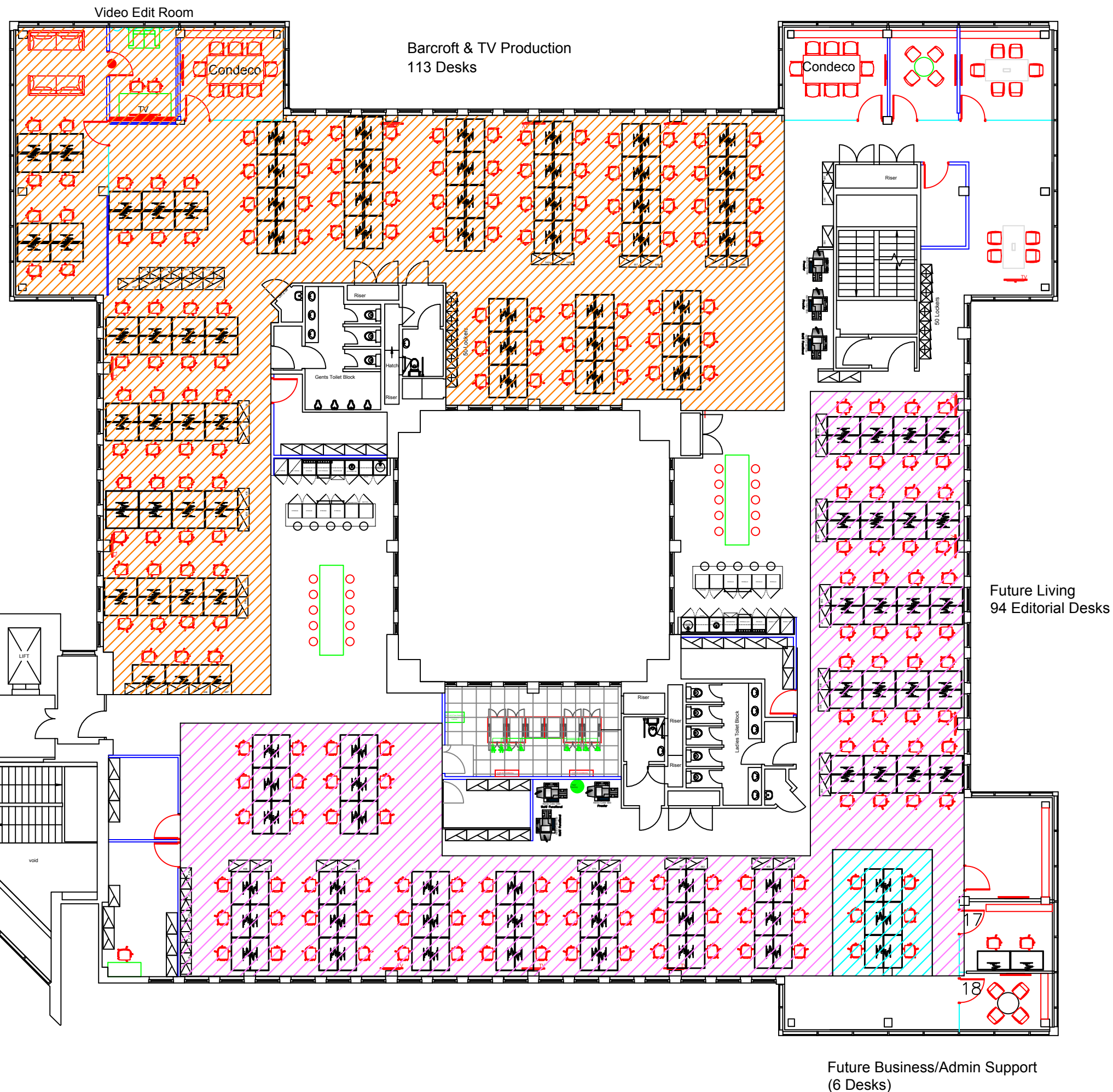
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Checked:

Revision: A

FUTURE
PLC

2nd Floor



02 Proposed Future/TI Restack Option 1

Client: Future PLC
Site: 161 Marsh Wall
London E14 9AP

Date: 3-Sep-20

Dwg No: 02FTI0920

Scale: NTS

Drawn: Paul R

Checked:

Revision: A

FUTURE
P L C

3rd Floor



03 Proposed Future/TI Restack Option 1

Client: Future PLC
Site: 161 Marsh Wall
London E14 9AP

Date: 3-Sep-20

Dwg No: 03FTI0920

Scale: NTS

Drawn: Paul R

Checked:

Revision: A

FUTURE
PLC