

15 Westferry Circus, E14

170,173 sq ft (15,810 sq m)
Office Floors to Let

SUBJECT TO CONTRACT

Building

15 Westferry Circus was designed by SOM/Terry Farrell & Partners and was completed in 2001.

It is a highly specified office building with a waterfront location arranged over lower ground, ground and eight upper floors providing approximately 170,000 sq ft of office accommodation.

Location

15 Westferry Circus is located on the western gateway to the Canary Wharf estate. Canary Wharf is an exceptional business destination and comprises the headquarters of some of the world's largest companies, in approximately 15 million sq ft of office accommodation.

Open squares, promenades, shops, restaurants and bars are abundant in a district unrivalled for the mix of retail and offices, enhanced by the selection of arts and leisure facilities.

Transport links are excellent with the Jubilee and DLR lines and the Thames Clipper easily accessible. In addition the Elizabeth line will provide direct access to the east and west from the end of 2018.

Office Specification

- Impressive double height reception
- VAV air conditioning system
- Metal tiles suspended ceilings
- Typical floor to ceiling heights of 2.75m
- 6 x 21 person passenger lifts
- South facing terraces on 7th and 8th floors
- 25 car parking spaces

Available

The floors are available on a floor by floor basis, by way of new sublease(s) to April 2026.

Costs	Per sq ft exclusive
Guiding Rent	£39.50
Rates (2017 est.)	£11.99
Service charge (est.)	TBC
Estate charge	£3.85



Floor0	Area (sq ft)	Area (sq m)
8 th	8,394	780
7 th	15,021	1,395
6 th	18,963	1,762
5 th	21,684	2,015
4 th	23,684	2,200
3 rd	23,679	2,200
2 nd	22,217	2,064
1 st	16,999	1,579
G	17,121	1,591
Rec	1,481	138
LG	930	86
Total	170,173	15,810

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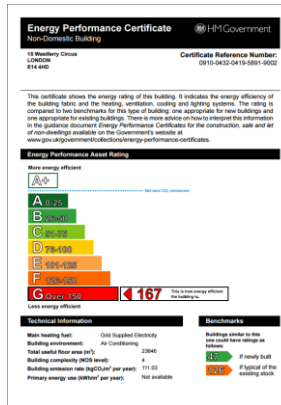


For more information please contact:

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EPC



Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Scheme: Designated (EPCs on a rating scale) - EPCs on a 1-10 scale
 Property Reference: 043000000
 Assessor Name: Greg Hildes
 Assessor Number: 50268200
 Accreditation Scheme: Approved and Privately Subscribed
 Employer/Property Name: 15 Westferry Circus
 Employer/Property Address: 15 Westferry Circus, London, E14 4HD
 Year Built: 15 Nov 2011
 Valid Until: 16 Nov 2021 (unless superseded by a later certificate)
 Related Party Disclosure: Not related to the assessor

Recommendations for improving the energy performance of the building are contained in the associated Recommendations Report - see page 10 of this EPC.

About this document and the data in it

This document has been produced following an energy assessment conducted by a qualified Energy Assessor. Assessor's, highlights and cost savings are detailed together with suggestions on how to improve the energy performance of the building (see page 10).

A copy of this certificate has been made available in a digital register as required under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available and be viewable through the digital register unless you have opted out. The certificate contains the building address and other data about the building captured during the energy assessment but not shown on the certificate. For instance heating system only will be made publicly available in some circumstances (see page 10).

This certificate and other data about the building may be shared with other bodies (including government departments) for administrative purposes for example, statistical and operational purposes. If you have opted out of this data sharing, you will not be included in these data sharing arrangements.

There is more information in the guidance document Energy Performance Certificates for the construction, sale and use of non-domestic buildings available on the Government website at www.gov.uk/government/topics/buildings-energy-performance-certificates. It includes the content and use of the certificate, building energy ratings, the building's EPC, performance and other relevant information.

Opportunity to benefit from a Green Deal on this property

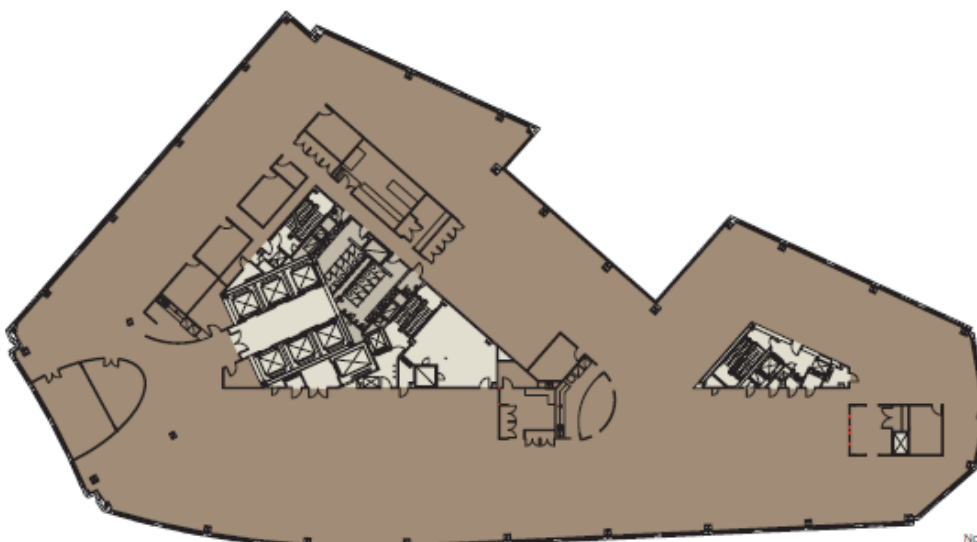
The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. You can find out more about the Green Deal at www.green-deal.gov.uk. The Green Deal requires that the assessor will only give you an energy efficiency rating of at least 'D' for this property. Recommendations regarding the use of the Green Deal are provided in the Recommendations Report. It is your responsibility to arrange any Green Deal improvements and the energy bills savings that you are responsible for the payments.

To find out how you could use Green Deal Finance to improve your property please call 0800 011 2244.

Reception Images



Typical Floor Plan



Not to Scale - For identification purposes only.