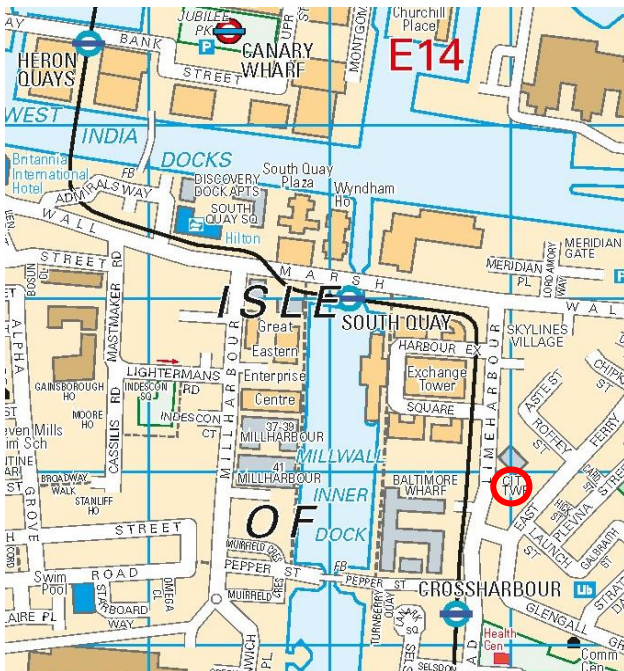




SELF CONTAINED OFFICE BUILDING – 27,090 SQ.FT  
LIMEHARBOUR COURT, 5 LIMEHARBOUR, LONDON E14 9JY

Cherryman



## LOCATION

Limeharbour Court is situated on Limeharbour which is an arterial route running from the South of the Isle of Dogs to the North. The Canary Wharf Estate is less than 10 minutes' walk away and provides an abundance of restaurants, bars and retail options, as well as access to the Jubilee Line. Crossharbour and South Quay DLR Stations are both within 5 mins walk away providing connections to the City, Lewisham, City Airport and Stratford.

## DESCRIPTION

The office building is formed over 5 floors (Gr-4<sup>th</sup> floor) and totals 27,090 sq.ft. It is currently fitted out and occupied by a national facilities company.

Limeharbour Court also benefits from 32 parking spaces and a standby generator. Each floor has its own male and female W/Cs on each floor and kitchenette/teapoint.

## AMENITIES

- 32 car parking spaces
- Two 10 person passenger lifts
- Fully accessible raised floor 150mm
- Suspended ceilings
- WC's on each floor
- Reception area
- DDA compliant
- Four pipe fan coil air-conditioning
- Standby generator

Floor	Sq. M.	Sq.Ft.
4 <sup>th</sup>	289.48	3,116
3 <sup>rd</sup>	492.38	5,300
2 <sup>nd</sup>	492.38	5,300
1 <sup>st</sup>	643.82	6,930
Ground	598.67	6,444
<b>TOTAL</b>	<b>2,516.73</b>	<b>27,090</b>

## VAT

This property is elected for VAT.

## ENERGEY PERFORMANCE CERTIFICATE (EPC)

The building has an EPC rating of C, with a score of 67.

## LEASE TERMS

A new lease is available for the building as a whole for a term by arrangement directly from the landlord.

## OUTGOINGS

Rent	Business Rates	Service Charge
£27.50 per sq.ft	£7.60 per sq.ft	TBC

## CONTACT

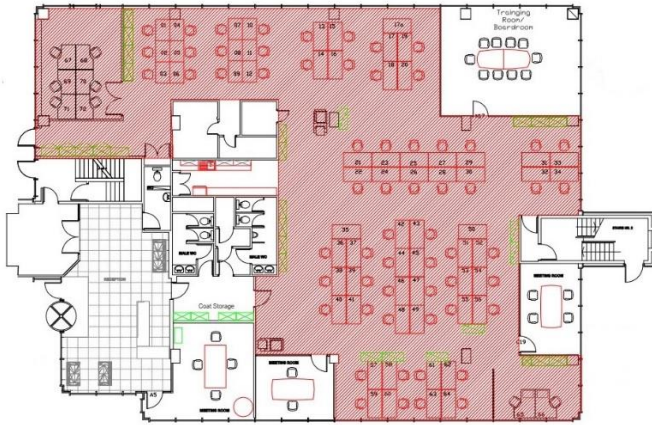


Colin Leslie  
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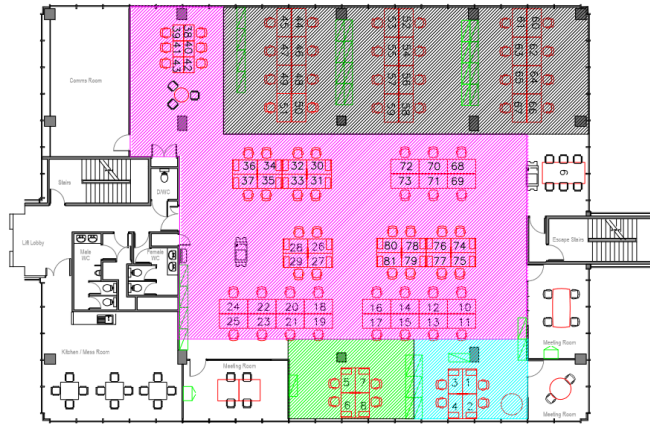
Bob Ashton  
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October 2017

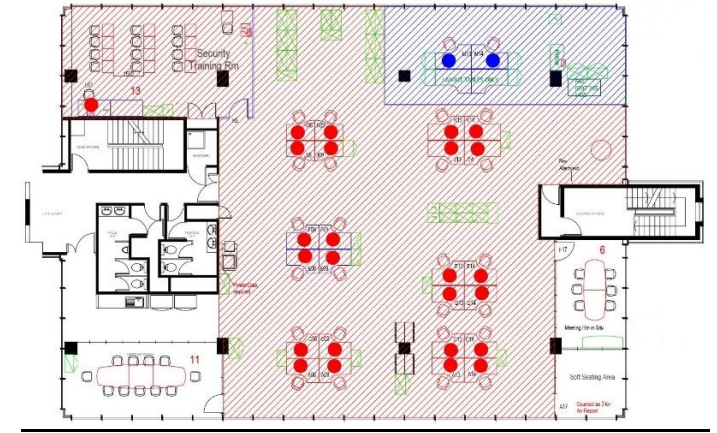
## GROUND FLOOR



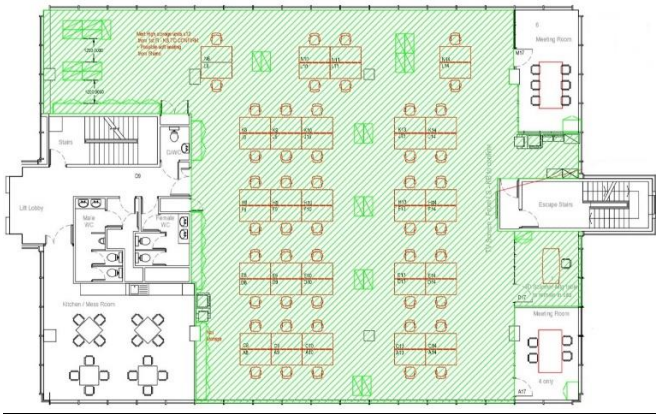
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR



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.