

London E14 London City Island



Creative offices TO LET

Within a new riverside development

Directly linked to Canning Town Underground and DLR Stations

English National Ballet's new home 2018

Perfect for media/creative tenants

Where is it?

- Located on the Leamouth Peninsula
- Next to Canary Wharf and O2 Arena

What is it?

- 12 acre site with retail leisure and creative office accommodation
- 1,600 residential units
- Forms part of wide scale regeneration in Canning Town

How you get there?

- Canning Town Station gives access to London Underground (Jubilee Line), Docklands Light Railway and London Bus Services
- Footbridge connecting directly to Canning Town Station
- Crossrail in 2018 from nearby Custom House

Amenities currently shell & core

Creative/media fit-out consisting of:

- Fully accessed raised floor
- Air conditioning
- LG7 compliant lighting
- Excellent natural light
- Very good ceiling heights

Schedule of Availability

Ground floor

Unit 13 - 1,526 sq ft / 141.77 sq m

Unit 15 - 1,832 sq ft / 170.20 sq m

Unit 22 - 2,948 sq ft / 273.88 sq m

Tenure

A new effective FRI lease to be agreed. Short and long-term leases considered.

Planning

B1 office use.

Rent

We are quoting a rent of £25.00 per sq. ft.

Service Charge

To be confirmed

Rates

The property has not yet been assessed for rates.

EPC

Available on request

Costs

Each party is to be responsible for their own legal and all other professional costs.

Contact Details

To arrange a viewing please contact sole letting agents

CF Commercial:

Zack Berman

020 3370 4334

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Big enough to know
Small enough to care

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