



Aegon House, 13 Lanark Square, London, E14 9QD

High-quality ground floor office offering modern fit-out, meeting space and a prominent reception in a well-connected Docklands location.

- Self-contained ground floor office with modern fit-out
- Comfort-cooled space with meeting rooms and training facilities
- Prominent reception and flexible open-plan / partitioned layout
- Established Docklands location moments from Canary Wharf

Aegon House, 13 Lanark Square, London, E14 9QD

Summary

Available Size	3,677 sq ft
Rent	£27.50 per sq ft
Price	£1,650,000
Rates Payable	£24,326.25 per annum We believe this is the correct entry on VOA but recommend further checks with the local authority are carried out.
Rateable Value	£48,750
EPC Rating	C (72)

Description

The premises comprise a self-contained ground floor commercial unit arranged predominantly as open plan office / training accommodation, with a prominent front reception area and a mix of open plan and partitioned rooms. Internally, the unit benefits from a modern suspended ceiling with recessed lighting, comfort cooling/air conditioning cassettes and a combination of carpeted and vinyl flooring finishes. The accommodation also incorporates glazed partitioned offices / meeting rooms, a larger training / conference room and ancillary storage / kitchenette-style areas. The premises offer a bright and functional fit-out suitable for a range of occupiers including office, education, training, medical/clinic or professional service uses (subject to the necessary consents).

Location

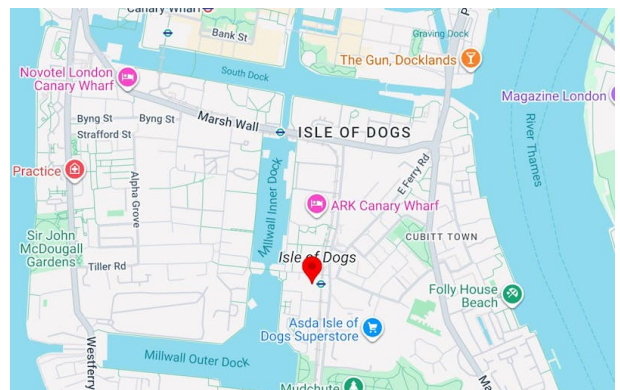
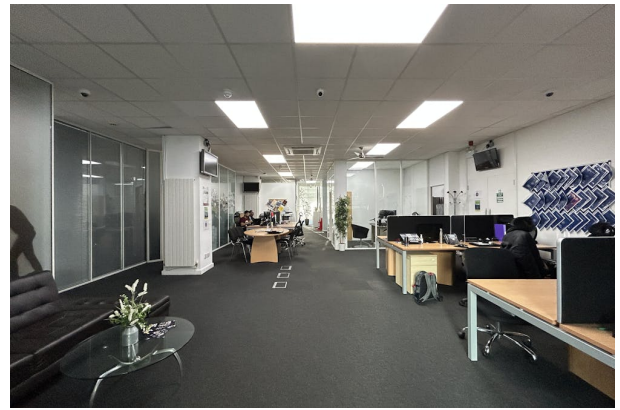
Ground Floor, Aegon House, Lanark Square, London, E14 is situated on the Isle of Dogs, within the well-established Docklands / Canary Wharf district of East London. The property is located just off Westferry Road, in a prominent and densely populated mixed-use area, surrounded by a range of residential apartment schemes, office buildings and local amenities. The location benefits from strong public transport connections, with South Quay and Crossharbour DLR stations within close proximity, providing direct links to Canary Wharf, the City and wider East London. Nearby road links include the A13 and A1206, offering convenient access to the wider Docklands network and Central London.

Tenure

We are selling the long leasehold which was a 190 year lease from June 1999. The property is also available to rent on a new lease for a term to be agreed

Legal Costs

Each party to bear their own legal costs incurred in this transaction and the applicant is to provide an undertaking for abortive legal costs should they withdraw from the transaction for any reason.



Viewing & Further Information

Nick Robinson MRICS

020 8221 9612 | 07983 731978
nick.robinson@dobbinandsullivan.com

Ajay Tohani MSc MRICS

020 8221 9618
ajay.tohani@dobbinandsullivan.com

More properties @ [dobbinandsullivan.com](https://www.dobbinandsullivan.com)

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