

**fisher  
german**

# 11 Westferry Circus

Leasehold | Offices

Canary Wharf, E14 4HD

14,486 - 44,349 Sq.ft (549 - 4,120 Sq.m)



**To let** | £35.00 psf pa excl.



## Key information



**Rent**  
£35.00  
(per sq ft pa excl.)



**Service charge**  
£16.91  
(per sq ft pa excl.)



**Business Rates**  
Est. £13.50  
(per sq ft pa)



**EPC rating**  
B

## 11 Westferry Circus

14,486 - 44,349 Sq.ft (549 - 4,120 Sq.m)

### Description

Westferry House is a landmark 140,000 sq ft office building occupying a prominent corner position at the western gateway to Canary Wharf, one of Europe's most prestigious business districts. Designed by award-winning architects Scott Brownrigg, the building combines Grade A office space with modern design and a prime riverside location.

- The 8th floor features a fitted layout with a private terrace overlooking the River Thames
- The 4th floor has undergone a comprehensive Cat A refurbishment, including a new lift lobby
- The 1st floor units will be available from April 2026, with First West available fully fitted
- Secure underground parking is available to tenants
- The landlord is open to delivering tailored fit outs and furnishings to meet occupier needs, subject to commitment.

## Amenities



Managed Reception



Raised Floor Access



Shower & Bike Storage



75 Parking spaces



Private Terrace



Live Internet Connectivity - No Wayleave

## Further information

### Lease Terms

A new Lease is available direct from the Landlord

### Rent

£35.00 per sq ft pa excl.

### Business Rates

£13.50 per sq ft pa.

### Service Charge

£16.91 per sq ft

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

The EPC rating is B.

### VAT

The property is elected for VAT which is therefore payable on rent and service charge.

### Viewings

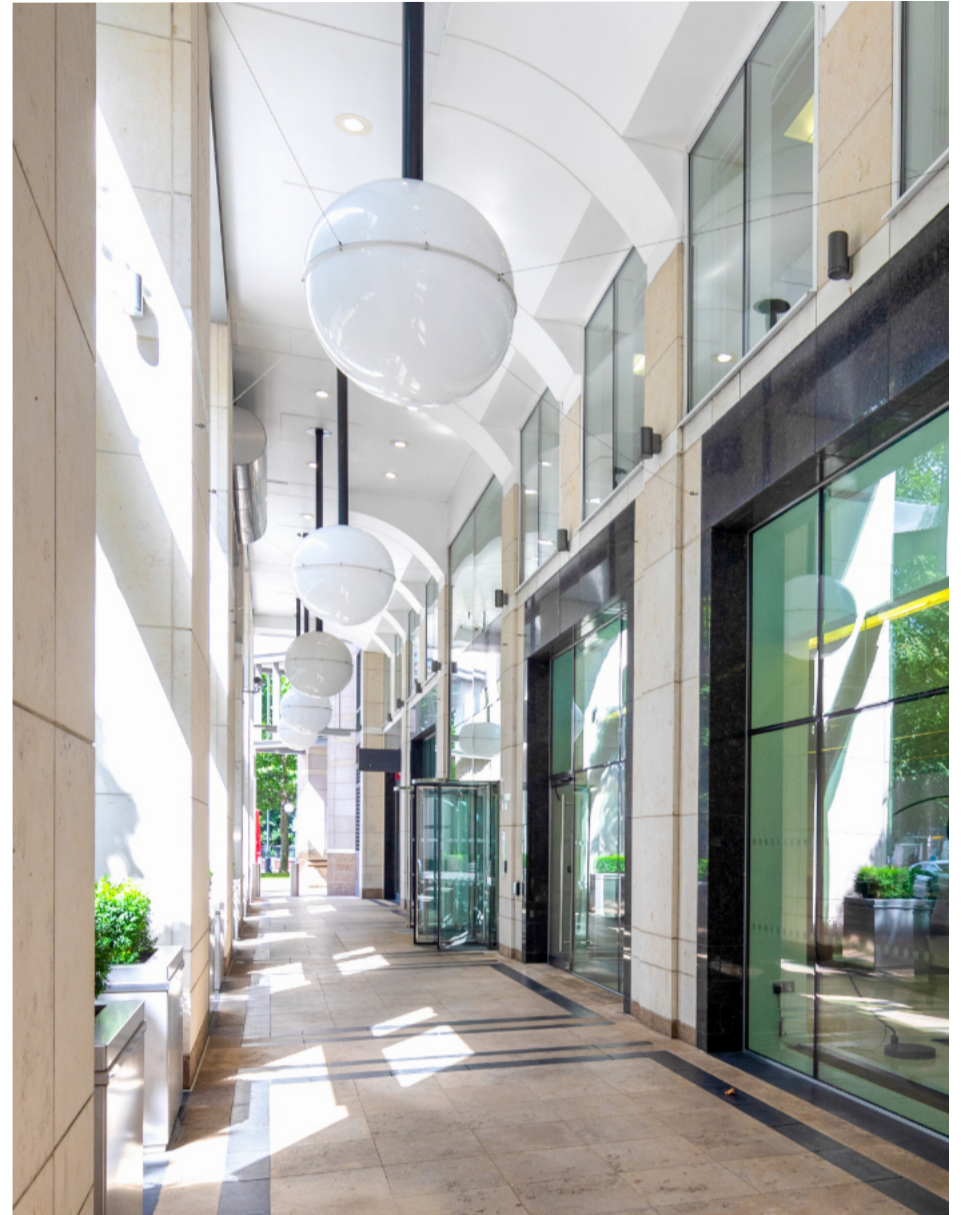
Strictly by prior arrangement with the joint agents Fisher German and BNP Paribas Real Estate.

## Accommodation

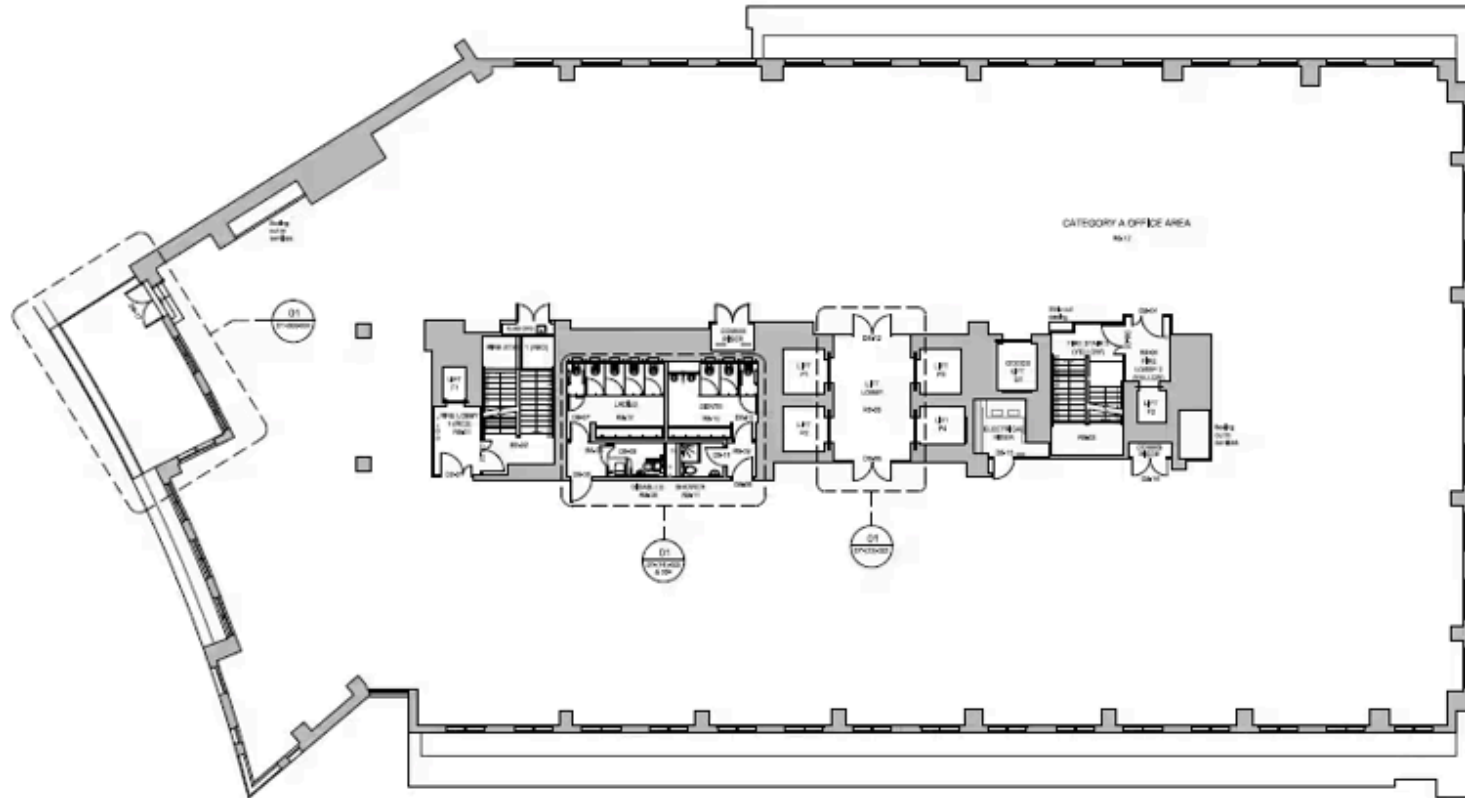
The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Eighth Floor (private terrace)	14,486	1,345
Fourth Floor	16,848	1,565
First Floor West (April 2026)	7,100	660
First Floor East (April 2026)	5,915	549
<b>TOTAL</b>	<b>44,349</b>	<b>4,120</b>

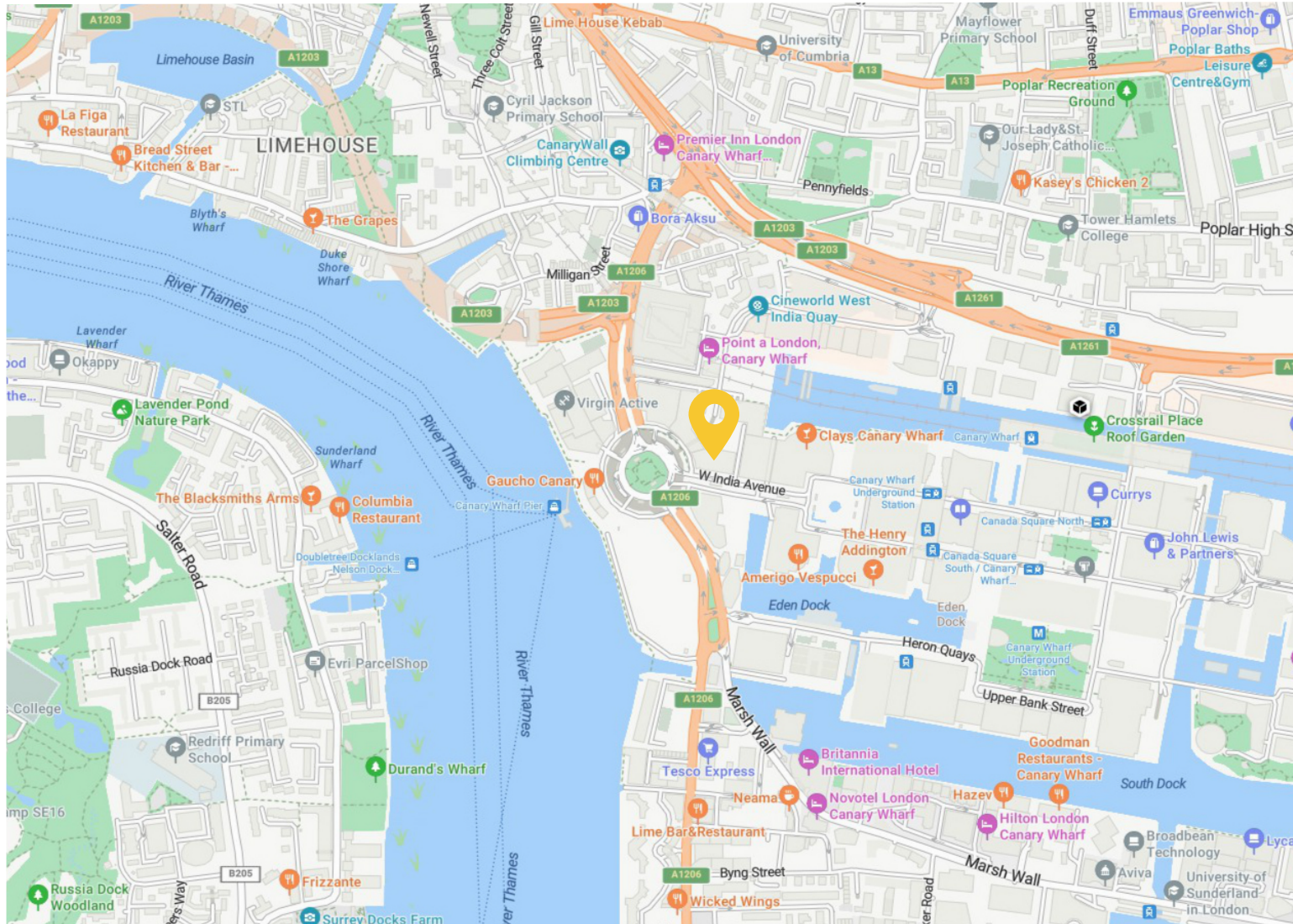




## Standard Floor Layout



## Location Map



### Location

Address: 11 Westferry Circus,  
London E14 4HD

What3words: ///trees.gown.double

### Nearest Station

Westferry DLR:

6 min walk

Canary Wharf Jubilee Line &  
Elizabeth Line:

6 min walk

Canary Wharf Pier:

9 min walk

### Nearest Airport

London City Airport: 4 miles

## Contact us



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Particulars dated August 2025. Photographs dated 2025.



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