

TO LET - OFFICE

SUITE 5 RALEIGH HOUSE, ADMIRALS WAY

E14 9SN

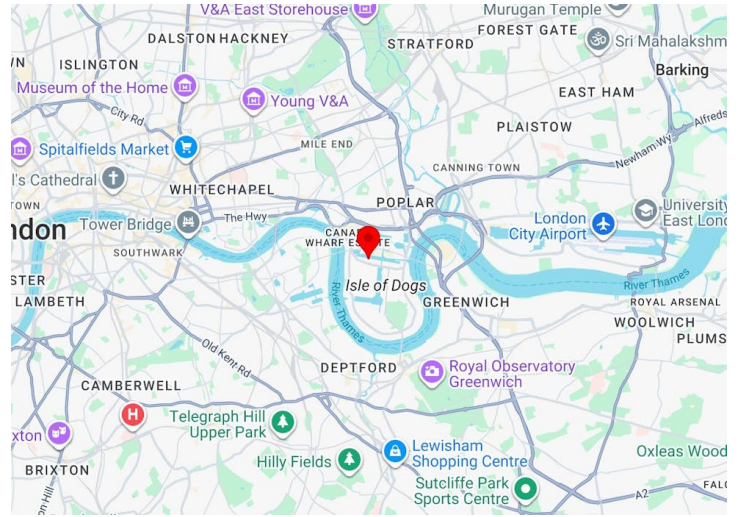


Key Highlights

- 1,014 sq ft
- Fitted Kitchen
- Central heating
- Two separate WC's
- 24hr Access
- Shower facilities
- Two balconies
- Dockside/Water aspect

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Cherryman



Summary

| | |
|----------------|--------------------------|
| Available Size | 1,014 sq ft / 94.20 sq m |
| Rent | £22,000 per sq ft |
| Rates Payable | £14.74 per sq ft |
| Service Charge | TBC |
| Car Parking | N/A |
| EPC | D (77) |

Description

The property is a duplex office suite. The current layout comprises of an open plan area with a meeting area together with a breakout area.

There are two W/Cs, shower, kitchen and a two private balconies one south facing and

Location

Raleigh House is ideally situated on the north side of Marsh Wall and within a two minute walk from the Canary Wharf Estate accessed via a pedestrian footbridge.

The area has an enormous array of fantastic shopping facilities, restaurants cafes and bars including a new street food outlet within the estate.

Heron Quay DLR and Canary Wharf Jubilee Line stations are close by providing fast regular services to the City, West End, Greenwich, Stratford and City Airport.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|--------------|--------------|
| Suite - 5 | 1,014 | 94.20 | Available |
| Total | 1,014 | 94.20 | |

Viewings

Viewings to be arranged with the landlords Sole Agents Cherryman.

Terms

New flexible lease terms are available for a term to be agreed.



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