



Modern Office Space

## Jack Dash House, 2 Lawn House Close, London, E14 9YQ

An opportunity to secure economical office premises only a stones throw away from Canary Wharf. Flexible agreements possible

- Flexible Work Environment
- Modern Office Space
- 5 Minute Walk From South Quay DLR Station
- On Site Parking Available

Interested?  
Request more information.

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# Jack Dash House, 2 Lawn House Close, London, E14 9YQ

## Summary

<b>Available Size</b>	1,052 to 4,677 sq ft
<b>Rent</b>	£20 per sq ft
<b>Business Rates</b>	We estimate business rates are £7 per Sq.Ft. We recommend any in going tenant make their own enquiries to the local authority for further confirmation.
<b>Service Charge</b>	£5 per sq ft A service charge will be payable for the upkeep of the building
<b>EPC Rating</b>	C (67)

## Description

A modern office space over 5 floors with flexible fitout. Each floor is separated into North and South Wings with a small communal area on each floor. There is a small amount of onsite parking available. These offices benefit from having a modern fit out with raised floors for cabling and networking, double glazed windows on 3 elevations for excellent natural light and modern strip lighting.

The ground floor entrance has also benefited from refurbishment to modernise the building.

## Location

This location is within walking distance of all major Docklands office developments including Canary Wharf, South Quay and Harbour Exchange. Crossharbour and South Quay DLR stations are within easy walking distance, with Canary Wharf Jubilee Line Station being slightly further away. Canary Wharf Shopping Centre is also a short walk away providing access to several cafes, bars and restaurants.

## Accommodation

Floor/Unit	Description	sq ft	sq m	Availability
1st	Office 2	3,701	343.83	Available
1st	Office 1	1,052	97.73	Under Offer
3rd	North Wing	1,727	160.44	Under Offer
3rd	South Wing	4,490	417.13	Available

## Lease

A new Full Repairing and Insuring Lease for a maximum term of 10 years

## Legal Costs

The ingoing tenant will be required to pay the Council's legal costs, expected to be around £1,750. An undertaking will need to be entered into prior to the Council's solicitors forwarding lease documentation.



## Viewing & Further Information

**Nick Robinson MRICS**

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