



1 Cochrane House, London, E14 9UD

Waterside self-contained ground floor office, benefiting from parking, located in the highly sought after Canary Wharf.

- Waterside views of Canary Wharf
- Self-contained premises
- Parking space included
- 2 office suites and private office included

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Summary

| | |
|-----------------------|---|
| Available Size | 836 sq ft |
| Rent | £30,000 per annum |
| Rates Payable | £9,605.75 per annum This is the last known rateable value, the current rateable value is under review, it is recommended the purchaser make their own enquiries with the local rating authority. |
| Rateable Value | £19,250 |
| VAT | Applicable |
| EPC Rating | Upon enquiry |

Description

Cochrane House offers a bright, well-presented office space within a modern, purpose-built block. Ideal for SMEs, startups, consultants, or satellite operations looking for a professional presence in the Docklands. Potential to adapt the rooms for meeting rooms, breakout space, or executive offices. The property benefits from a suspended ceiling with integrated lighting, WC and kitchen facilities, secure entry system.

Location

Situated on Admirals Way, Cochrane House forms part of the sought-after Marsh Wall/Canary Wharf office district. The area benefits from a short walk to Canary Wharf Underground (Jubilee Line & Elizabeth Line), easy access to DLR (South Quay and Heron Quays). Moments from extensive retail, restaurants, gyms, and amenities. Excellent commuter access to Central London, Stratford, and City Airport.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|-----------------|-------|-------|
| Ground - Office | 836 | 77.67 |

Service Charge

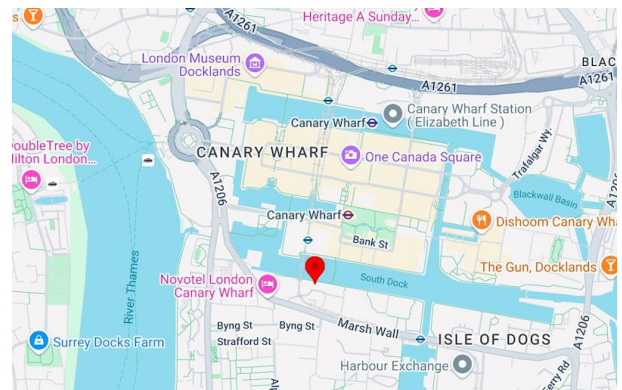
The service charge is currently priced at £9.97 per sqft, rates may be subject to variation.

Lease

New lease available for a negotiable term

Legal costs

Both parties to bear their own costs in the transaction.



Viewing & Further Information

Reuben Reid-Williams MRICS

020 8221 9619 | 07932 875089

reuben.reid-williams@dobbinandsullivan.com

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Burrows House, 415 High Street, London, E15 4QZ

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