Canary Wharf, London, E14
Unit 3, One Westferry Circus
CLASS E OPPORTUNITY



Location
The property occupies a prominent position at Westferry Circus, adjacent to the **University of Wales Trinity Saint David campus** and in close proximity to the forthcoming Riverside South development, where **JP Morgan Chase** is planning a new 3 million sq ft UK and EMEA headquarters.

Nearby occupiers include **Pret A Manger, Subway, Assenheims 56** and **Gaucho.** Canary Wharf is a major international business district, with a number of prominent corporate occupiers in proximity to the subject, including **Chevron UK**, the **Civil Aviation Authority** and **WSP Global**.

Demise
The property is arranged over ground floor only, providing the following approximate net internal floor areas:

Ground Floor	**502 sq ft**	**46.65 sq m**

Tenure
A new effective FRI lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

Rent
£40,000 per annum exclusive.

Rates

Rateable Value	£35,000
Rates Payable	£13,370

Interested parties are advised to make their own enquiries to Tower Hamlets Council on 020 7364 5000.

EPC
Available upon request.

Service Charge
Available on request

For further information or to arrange a viewing please contact:

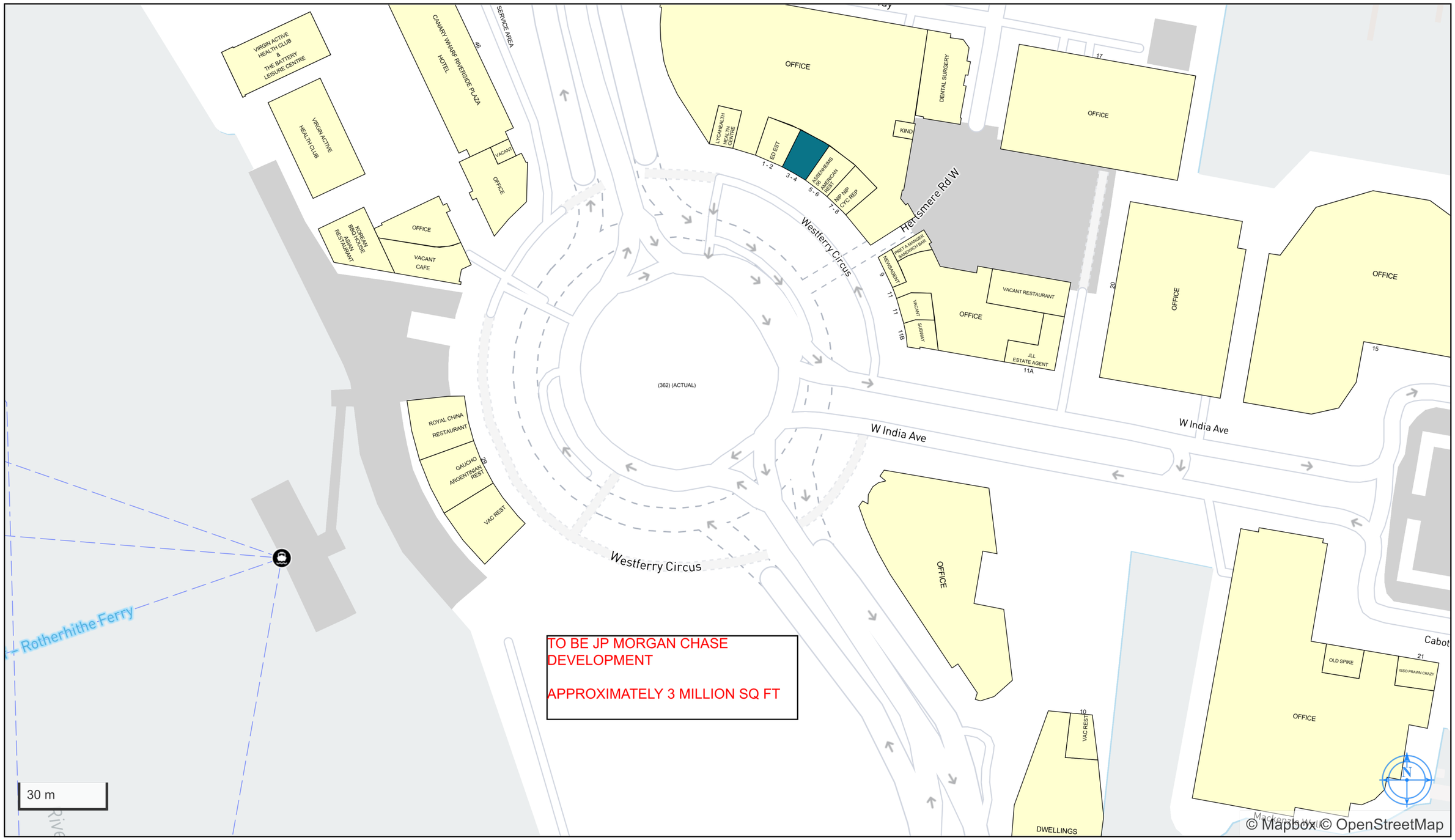
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Canary Wharf (Organisation)

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Ordnance Survey

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