



**TO LET**

**49 Westferry Circus,  
London, E14 8RR**

**588 sq ft**

**Canary Wharf, E14 -  
retail/office opportunity**

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## Description

This is an ideal opportunity to secure a commercial unit in Canary Wharf, London, E14.

The ground floor unit was previously occupied by a dry cleaning business. It forms part of a development which includes the Canary Riverside Plaza Hotel and therefore offers commercial opportunities from the hotel and hotel guests.

The open plan unit offers 588 square feet, and is adjacent to the main hotel entrance. It would be ideal for another dry cleaners or a variety of retail/office occupiers. The unit also benefits from a kitchenette and a WC, both situated at the rear of the shop.

A new lease is available direct from the Landlord. Annual Costs are; Rent £35,000 per annum plus VAT and Business Rates £17,215.50. In addition, the current Service Charge is £1,672.58 and the Estate Charge £1,462.40.

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## Location

49 Westferry Circus is located within a development which includes the Canary Riverside Plaza Hotel - <https://www.canaryriversideplaza.com>

Canary Wharf DLR, Heron Quays DLR, Canary Wharf Jubilee and Elizabeth Line Stations are all within walking distance.

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## Key points

- Ground floor unit - 588 square feet
- Available now
- Open plan layout
- New Lease - rent £35,000 per annum exclusive
- Situated next to Canary Riverside Hotel
- Easy access to Canary Wharf
- Commercial opportunities from the hotel and hotel guests
- Kitchenette and WC





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## Accommodation

Name	sq ft	sq m	Availability
Ground	588	54.63	Available

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## Rents, Rates & Charges

Lease	New Lease
Rent	£35,000.00 per annum
Rates	£17,215.50 per annum
Service Charge	£1,462.40 per annum
VAT	On application
EPC	D (85)

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## Viewing & Further Information



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