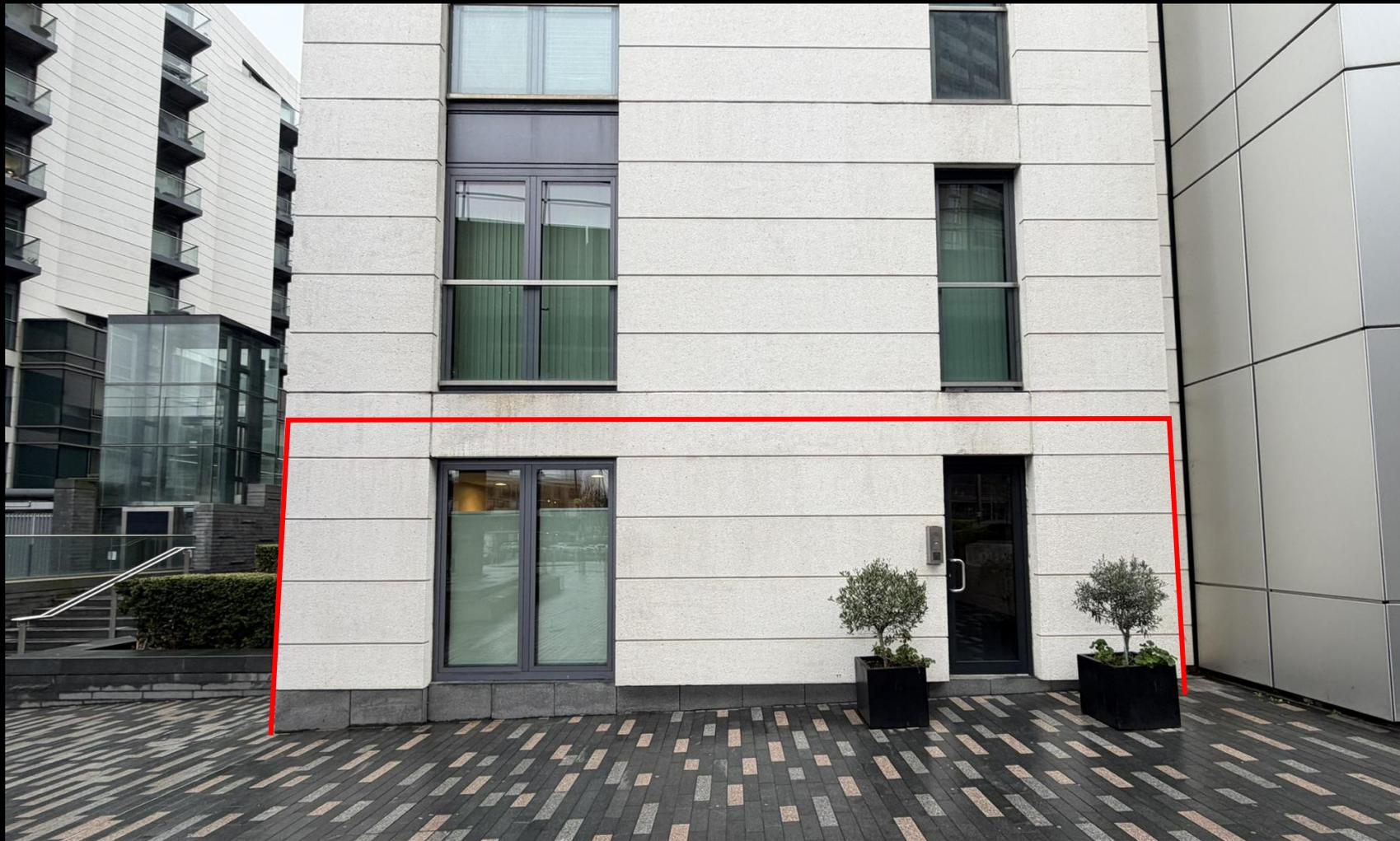


**FOR SALE/TO LET**  
**Block 4B, 2 Baltimore Wharf, Canary Wharf, E14**



**Virtual Freehold for Sale / To Let on a New Lease**  
**Class 'E' Use (stp)**  
**3,013 Sq Ft (280 Sq M)**

## LOCATION

The property lies on the south side of Baltimore Wharf, facing East Ferry Road in Canary Wharf. Baltimore Wharf is a mixed use scheme comprising 1,300 apartments numerous commercial occupiers. The property benefits from excellent transport links, Cross Harbour DLR Station is immediately adjacent to the property and Canary Wharf Station (Elizabeth Line, Jubilee Line & DLR) is less than a mile away. The property lies in the London Borough of Tower Hamlets.

## DESCRIPTION

The property comprises 3,013 sq ft over ground and basement and is configured as an office with a Kitchenette, W/C's and meeting rooms. There is an internal lift and parking may also be available by separate negotiation. The property is well suited to office, retail, medical, fitness and other uses within Class 'E', subject to planning.

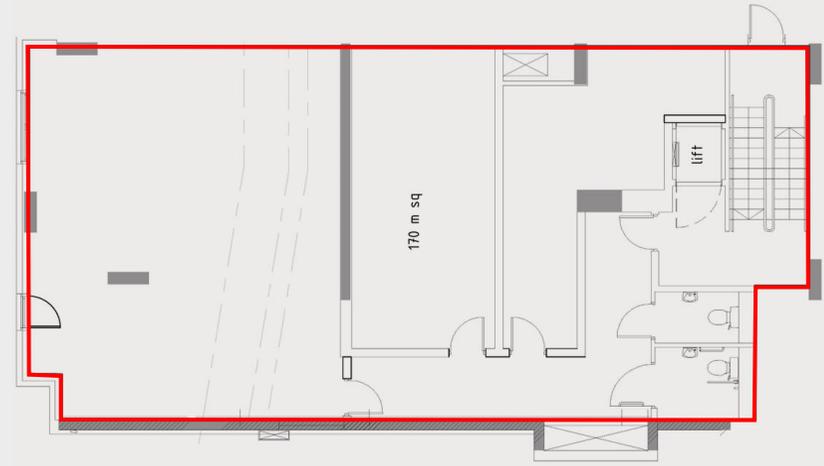
## AMENITIES

- Fitted as an office with meeting rooms
- Raised floor
- A/C heating & cooling
- DDA compliant passenger lift
- 3Phase electricity
- W/C's & Kitchenette
- 2 Parking spaces available by separate negotiation
- Suitable to all uses within Class E, stp

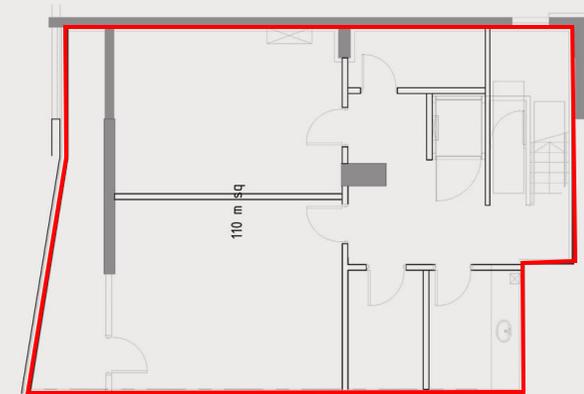
## SIZE

Floor	Size (sq ft)	Size (sq m)
Basement	1,184	110
Ground Floor	1,829	170
<b>Total</b>	<b>3,013</b>	<b>280</b>

## BALTIMORE WHARF



**GROUND FLOOR**



**BASEMENT**

*Scaled plans available on request.*



## TENURE

A new Fully Repairing & Insuring lease is available direct from the landlord, for a term to be agreed.

Or a sale of the Virtual Freehold of 999 years will also be considered.

## PLANNING

The Landlord is obtaining Class 'E' Use which would provide for office and retail, medical and some leisure uses.

## RENT

£53,500 per annum, exclusive of all other outgoings.

## PRICE

Offers in the region £595,000.

## BUSINESS RATES

The rateable value of the property is £21,250, rates payable equate to approximately £10,604. Interested parties are advised to make their own enquiries with the VOA.

## SERVICE CHARGE

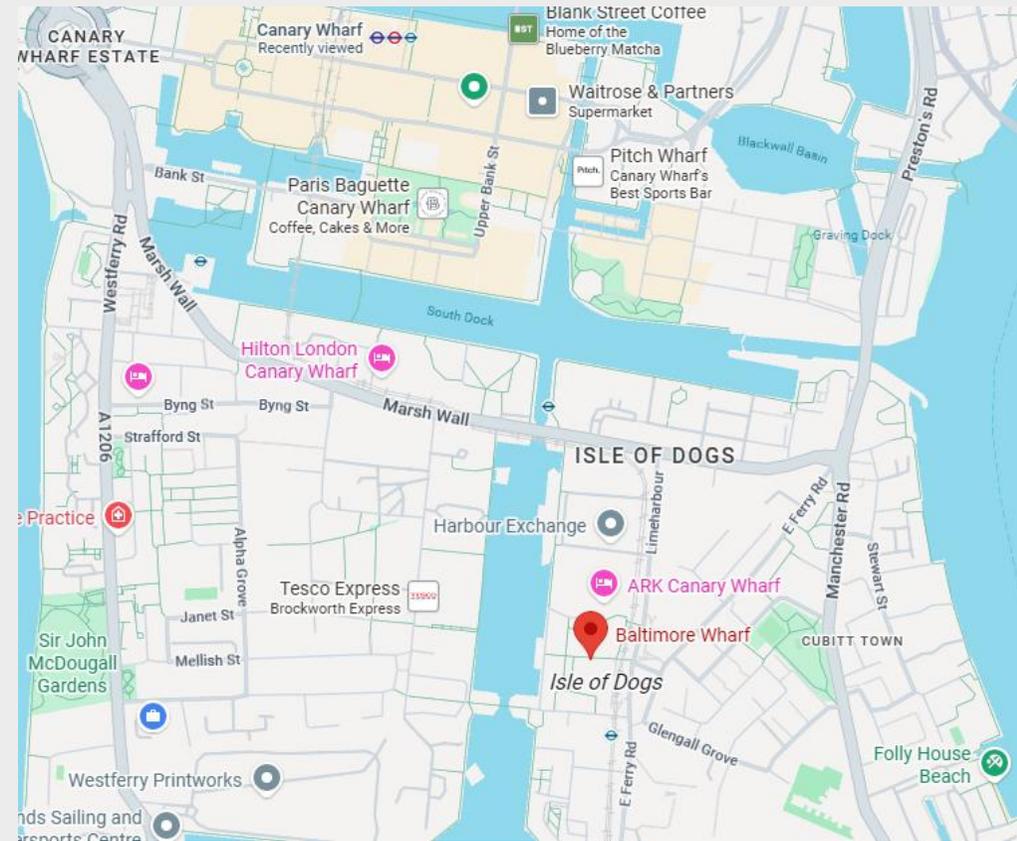
Circa £1.75 per sq ft.

## VAT

Applicable.

## EPC

Available upon request.



**For further information or to arrange a viewing,  
please contact:**

**David Raymond**  
[david@ascentre.co.uk](mailto:david@ascentre.co.uk)  
020 7101 3385

**Daniel Harris**  
[daniel@ascentre.co.uk](mailto:daniel@ascentre.co.uk)  
020 7101 3385

