

**fisher
german**

11 Westferry Circus

Leasehold | Offices

Canary Wharf, E14 4HD

5,915 - 44,349 Sq.ft (549 - 4,120 Sq.m)



To let | £35.00 psf pa excl.



Key information



Rent

£35.00
(per sq ft pa excl.)



Service charge
£16.91
(per sq ft pa excl.)



Business Rates
Est. £13.50
(per sq ft pa)



EPC rating
B

11 Westferry Circus

5,915 - 44,349 Sq.ft (549 - 4,120 Sq.m)

Description

Westferry House is a landmark 140,000 sq ft office building occupying a prominent corner position at the western gateway to Canary Wharf, one of Europe's most prestigious business districts. Designed by award-winning architects Scott Brownrigg, the building combines Grade A office space with modern design and a prime riverside location.

- The 8th floor features a fitted layout with a private terrace overlooking the River Thames
- The 4th floor has undergone a comprehensive Cat A refurbishment, including a new lift lobby
- The 1st floor units will be available from April 2026 and split into two units.
- Secure underground parking is available to tenants
- The landlord is open to delivering tailored fit outs and furnishings to meet occupier needs, subject to commitment.

Amenities



Managed
Reception



Raised Floor
Access



Shower &
Bike Storage



75 Parking
spaces



Private
Terrace



Live Internet
Connectivity -
No Wayleave

Further information

Lease Terms

A new Lease is available direct from the Landlord

Rent

£35.00 per sq ft pa excl.

Business Rates

£13.50 per sq ft pa.

Service Charge

£16.91 per sq ft

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is B.

VAT

The property is elected for VAT which is therefore payable on rent and service charge.

Viewings

Strictly by prior arrangement with the joint agents Fisher German and BNP Paribas Real Estate.

Accommodation

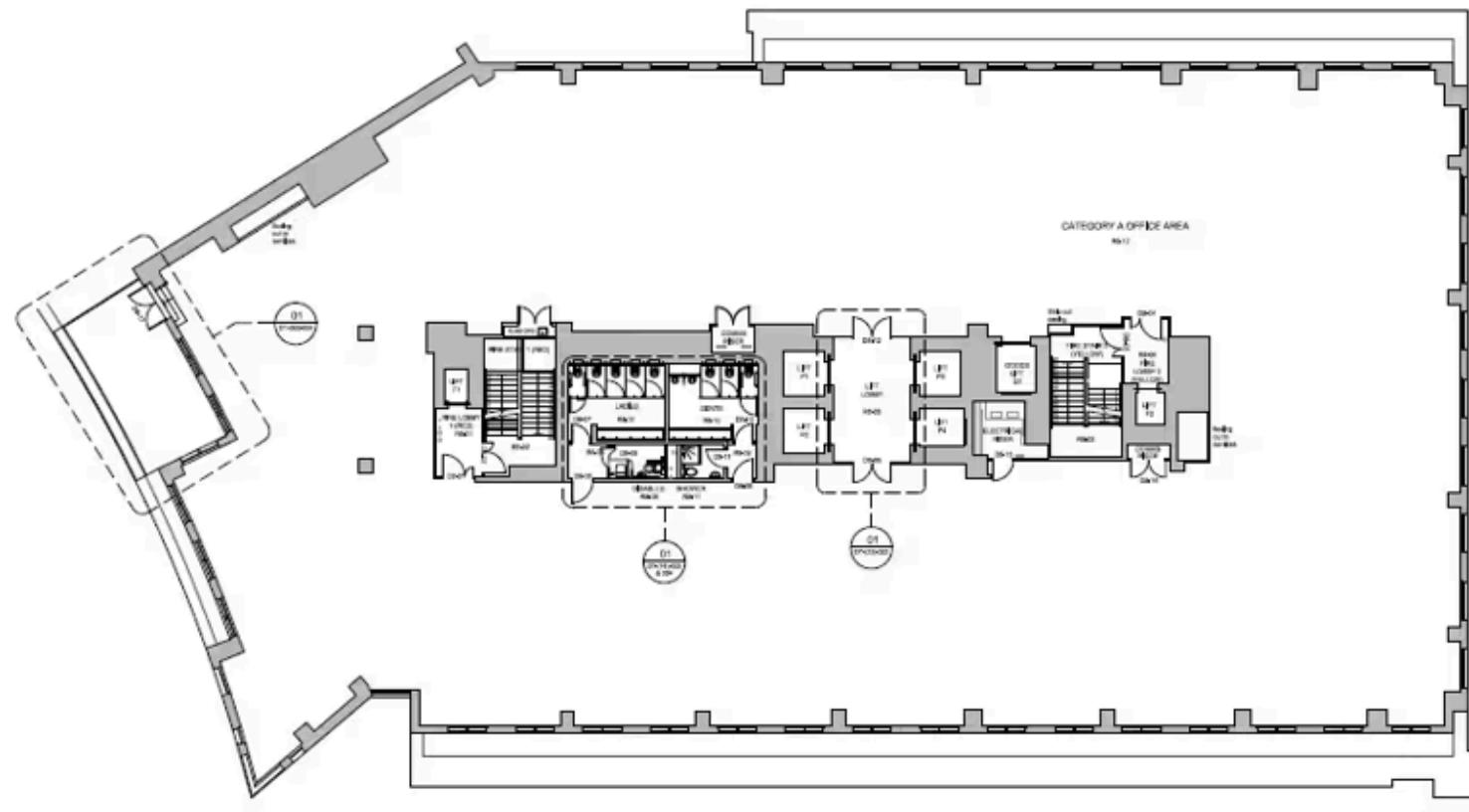
The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Fourth Floor	16,848	1,565
First Floor West (April 2026)	7,100	660
First Floor East (April 2026)	5,915	549
TOTAL	44,349	4,120

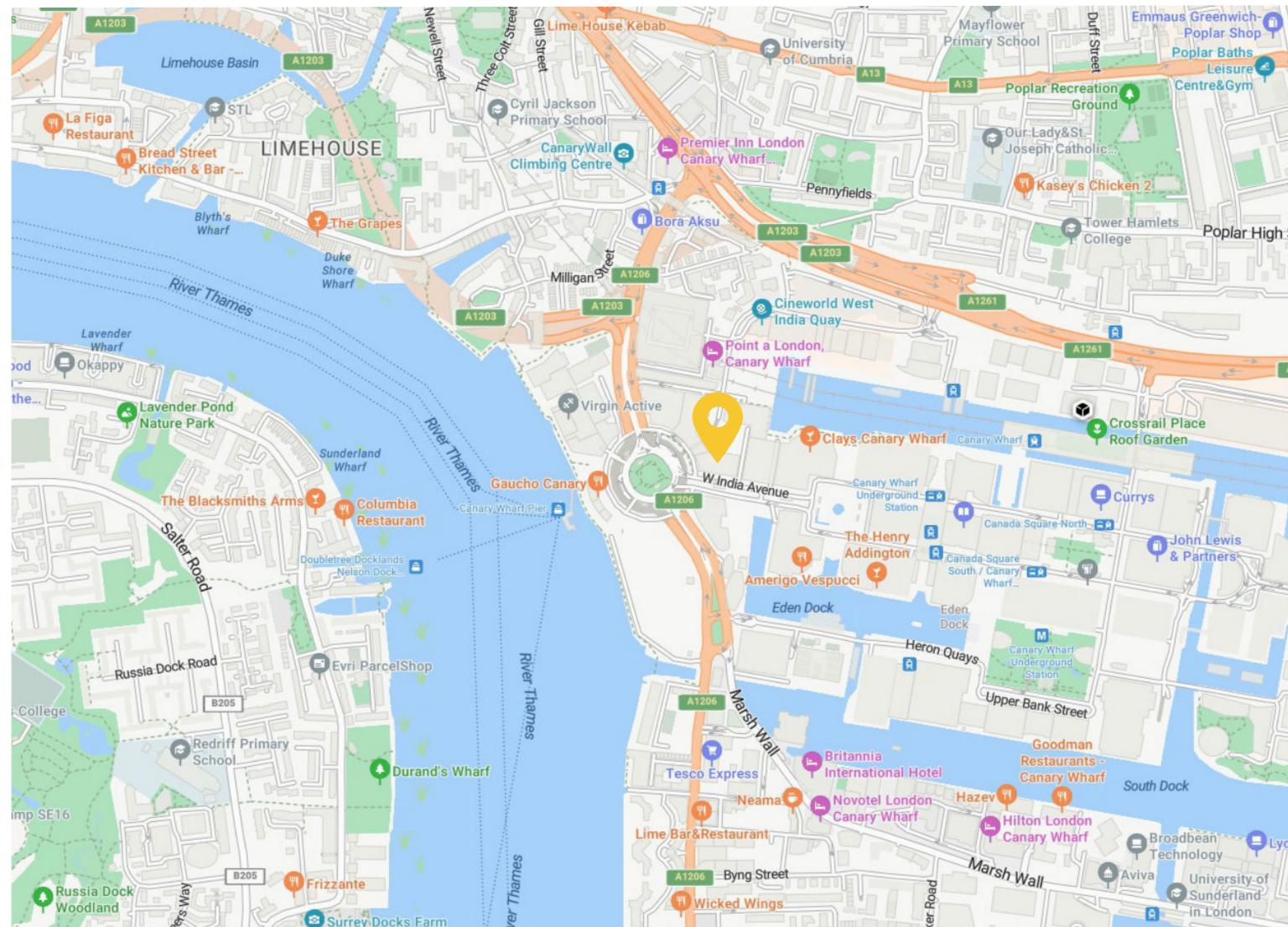




Standard Floor Layout



Location Map



Location

Address: 11 Westferry Circus,
London E14 4HD

What3words: ///trees.gown.double

Nearest Station

Westferry DLR:

6 min walk

Canary Wharf Jubilee Line &

Elizabeth Line:

6 min walk

Canary Wharf Pier:

9 min walk

Nearest Airport

London City Airport: 4 miles

Contact us



Ben Stanley

020 7747 3141

ben.stanley@fishergerman.co.uk



Doug Gordon

020 7747 3117

doug.gordon@fishergerman.co.uk



Or our joint agents: BNP Paribas Real Estate

Ben Rainbow

ben.rainbow@realestate.bnpparibas

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Particulars dated January 2026.. Photographs dated 2025.