

**fisher
german**

15 Water Street

Canary Wharf
London, E14 5GX

Leasehold |
New CAT A Offices

9,304 - 46,908 Sq.ft (864.37 - 4,357.90 Sq.m)



To Let | Guiding mid £50's (per sq ft pa excl)



Key information



Guiding Rent

Mid £50's
per sq ft pa excl



Service Charge

Est. £10.59 per sq ft
(ye April 2027)



Business Rates

Est. £19.95 per sq ft
(ye April 2027)



Estate Charge

Est. £5.14 per sq ft



EPC Rating

A

15 Water Street

9,304 - 46,908 Sq.ft (864.37 - 4,357.90 Sq.m)

Description

15 Water Street is an impressive mixed-use scheme within the new Wood Wharf development. The building has been developed by the Canary Wharf Group and designed by Allies Morrison. Behind a brick façade, we are offering up to 45,000 sq ft of Category A office accommodation with fantastic natural light across all floors. The lower floors are let to Third Space, TRIBE Hotel and Feels like June, giving tenants access to best-in-class gym space, a hotel and a restaurant.

Location

Located in the heart of Wood Wharf, Canary Wharf's latest phase of development, 15 Water Street boasts fantastic transport connections, combining world class business infrastructure with a dynamic waterside lifestyle. The Jubilee, Elizabeth Line and DLR are all within a 10 minute walk of the property, giving occupiers rapid connections to the City of London, West End and Southbank.

Wood Wharf benefits from an abundance of open air community space at Union Square and Harbour Quay, as well as several local amenities including Feels Like June, Dishoom, Mercato Metropolitano, The Cube and Hawksmoor.

Amenities



HQ
Building



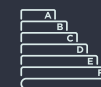
24/7



End of
Journey
Facilities



Private
Terrace



EPC A



Restaurant
/ Cafe

Further information

Lease Terms

The accommodation is available to let by way of sublease for a flexible term, or assignment of existing lease until November 2041.

Guiding Rent

Mid £50's per sq ft pa.

Service Charge

The current on account service charge is estimated at £10.59 per sq ft excl.

Estate Charge

Est. £5.14 per sq ft

Business Rates

Estimated at £19.95 per sq ft pa for the rating year April 2026 to April 2027. All parties are advised to make their own enquiries with the rating authority.

EPC

The EPC rating is A

Legal Costs

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

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

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

Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and Knight Frank LLP.

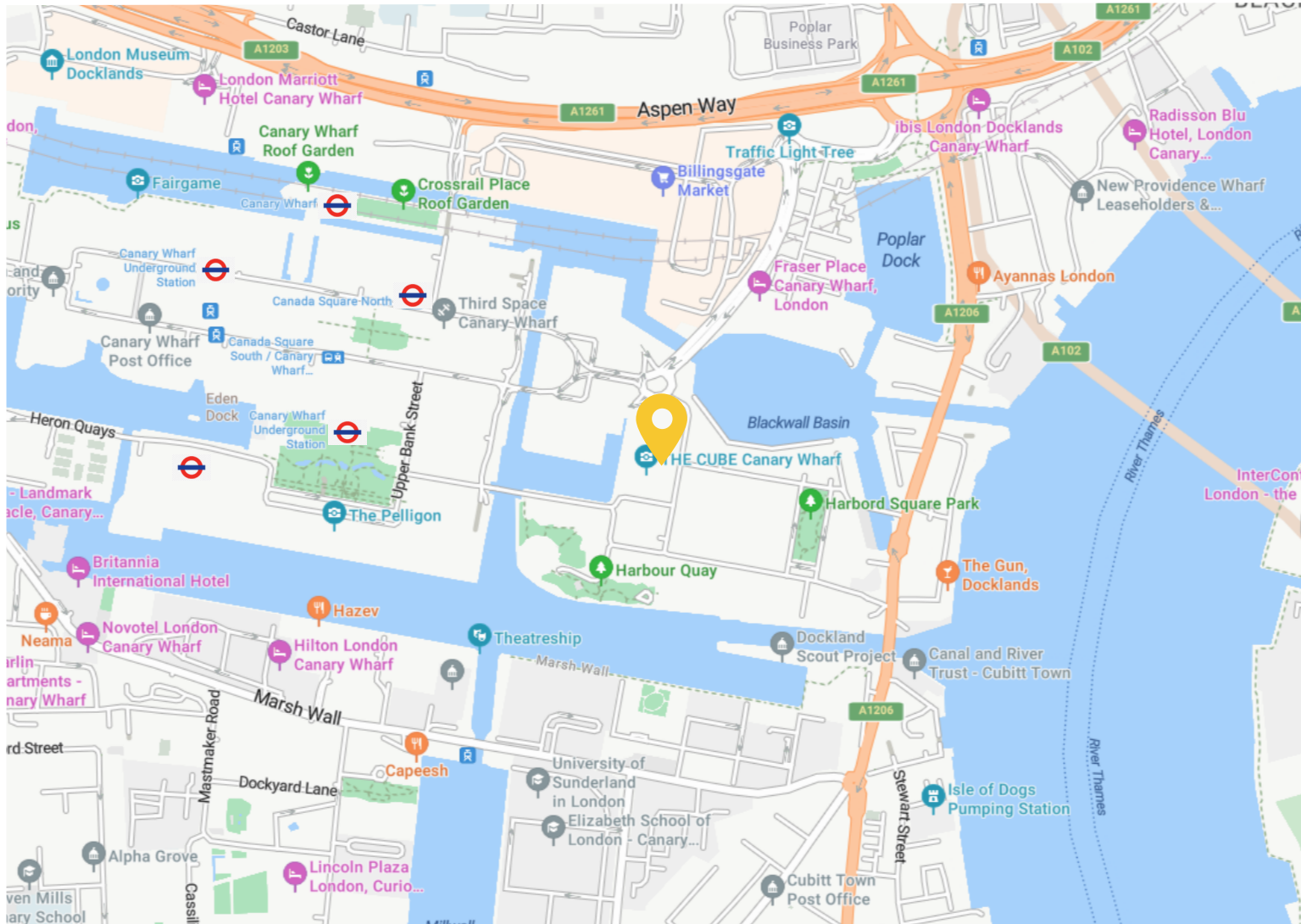
Accommodation

The approximate Net Internal Areas comprise:

Floor	Terrace Sq.ft	Sq.ft	Sq.m
13th Floor	2,799	9,304	864.37
12th Floor		12,535	1,165
11th Floor		12,529	1,164
10th Floor		12,540	1,165
Basement Storage		646	60
TOTAL		47,554	4,418



Location Map



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Location

Address: 15 Water Street
Canary Wharf, E14 5GX

What3words:

///bats.budget.saying

Nearest Station

Canary Wharf - Jubilee Line: 0.2
miles / 4 min walk

Canary Wharf - Elizabeth Line: 0.4
miles / 9 min walk

Canary Wharf - DLR: 0.4 miles / 9
min walk

Heron Quay DLR: 0.4 miles / 9 min
walk

Nearest Airport

City Airport: 4 miles / 13 min drive /
28 mins public transport

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Particulars dated September 2026. Photographs dated 2026.



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