

Tarn
&Tarn

**CANAL-FACING
E-CLASS UNIT
3,830 FT² (GIA)**



DESCRIPTION

A rare opportunity to occupy a self-contained Class E unit within a purpose-built, mixed-use building, directly overlooking the canal. Arranged over lower and upper ground floors, the unit benefits from excellent natural light throughout and is configured as open-plan office accommodation with multiple glazed meeting rooms, a kitchenette, and WC facilities. The property offers flexibility for a range of Class E occupiers and is suitable for immediate occupation.

SUMMARY

- Canal-Facing Aspect
- Self-contained
- Open-plan
- Good natural light
- Meeting rooms
- WC & Shower facilities
- Kitchen
- Parking





LOCATION

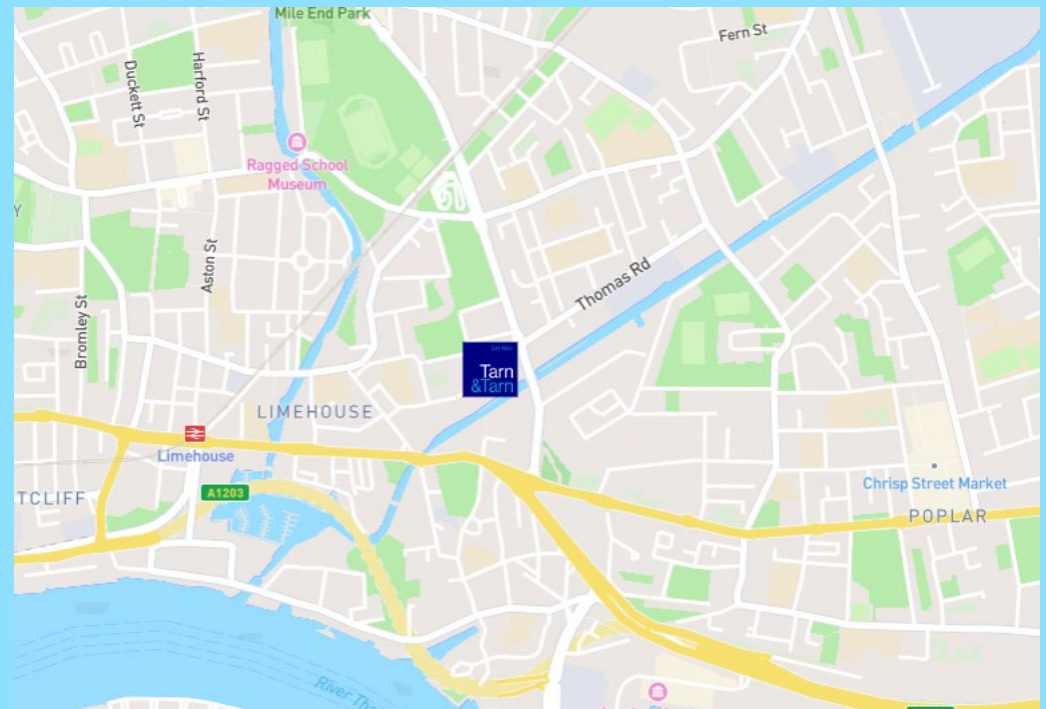
THE AREA

The building is located on the south side of Copenhagen Place, running parallel to the canal. It offers direct access to the A13 and benefits from good transport links, with Westferry DLR station approximately 0.5 miles to the south-east. The surrounding area provides a range of amenities, including national supermarkets such as Tesco and Lidl, leisure facilities at PureGym, and nearby dining options including Bread Street Kitchen. The location offers practical access to both local services and key parts of London.



TRANSPORT

- 🚇 Limehouse (11 min) – DLR
- 🚇 Westferry (11 min) – DLR
- 🚇 Canary Wharf (20 min) – Jubilee Line, DLR & Elizabeth Line



ACCOMMODATION & SUMMARY

FLOORS	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
GROUND	1,915				
LOWER GROUND	1,915				
TOTAL	3,830 (GIA)	£80,000	£14,000 per annum	£16,217.50	£113,091.20

VAT

TBC

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LEGAL COSTS

Each party to bear their own costs

EPC

Rating: B

LOCAL AUTHORITY

London Borough of Tower Hamlets

BUILDING INSURANCE

Included in service charge



Est. 1955

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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.