

TO LET - RESTAURANT / CAFE / RETAIL

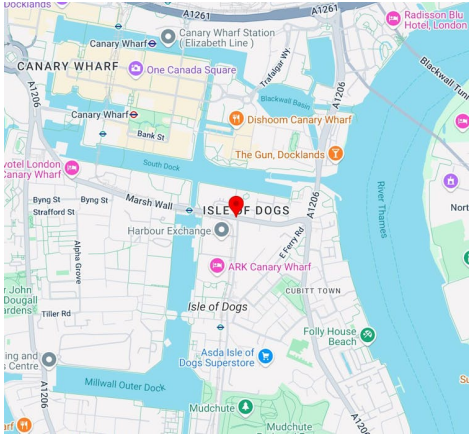
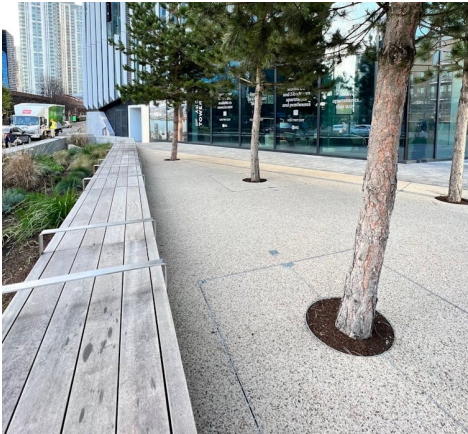
AMORY TOWER

203 Marsh Wall, E14 9ZN



Key Highlights

- 463 sq ft
- Partially fitted cafe unit
- Unit faces Marsh Wall
- Ideal café location
- High footfall
- Designated external seating area



Summary

Available Size	463 sq ft / 43.01 sq m
Rent	£45 per sq ft
Rates Payable	£9.50 per sq ft Estimated
Service Charge	£3.69 per sq ft
EPC	Upon enquiry

Description

Amory Tower is a development with 423 residential apartments and Cherryman have been instructed to market the ground floor retail unit (463 sq.ft).

Location

Amory Tower is a new development by LBS Properties located within 8 minutes of Canary Wharf in the South Quay area, which has undergone significant residential led development of high-rise buildings in the last 10 years. Which is a trend which looks to continue to grow in the coming years.

The South Quay area sits alongside the established Canary Wharf commercial district.

Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Ground	463	£45 /sq ft	£9.50	£3.69	Available

Terms

New lease terms are available directly from the landlord for a term to be agreed.