

TO LET / FOR SALE - GYM / RESTAURANT / CAFE / RETAIL

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# 45 WESTFERRY ROAD

E14 8JH



- 2,650 sq ft
- Gas Supply
- LED lighting
- Male and Female W/Cs (inc disabled)
- Revised/Reduced Quoting Rent
- Air conditioning
- One parking space
- Potential for external seating

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**Cherryman**

## Description

45 Westferry Road is a large self-contained double fronted commercial unit located a short distance from Canary Wharf.

The space is split over ground and mezzanine levels and presents in a good condition. The unit has most recently been used as an Estate Agents (10 years) and previously before this was occupied by a popular Thai restaurant (c.50 covers).

The ground and mezzanine levels are connected by an internal staircase and both levels have their own W/C's.

## Location

The unit is located on the corner of Westferry Road and Byng Street in the centre of South Quay.

Canary Wharf is just a few minutes walk away and can be accessed via the South Quay pedestrian bridge or via Westferry Circus (by car or foot).

Over the last 10 years the level of residential development in the immediate locality has increased dramatically. Which in turn has increased the demand for food offerings in the local area.

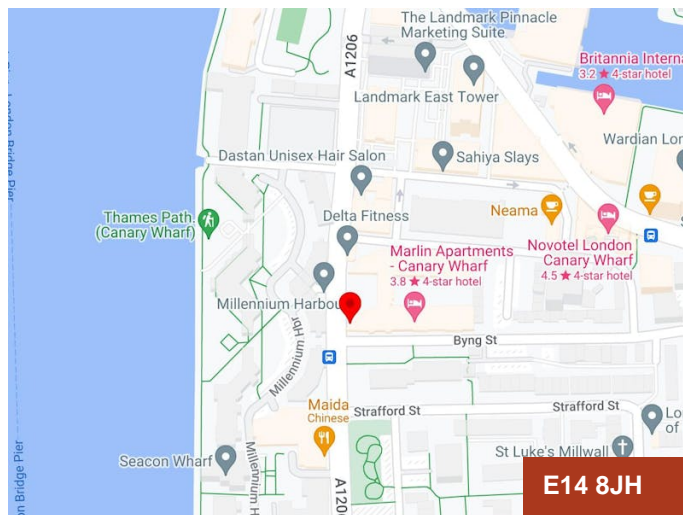
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Price	Total year
Ground	1,350	£28.30 /sq ft	£400Per Sq Ft	£55,014.58
Mezzanine	1,300	£28.30 /sq ft	£400Per Sq.Ft	£55,679
<b>Total</b>	<b>2,650</b>			<b>£110,693.58</b>

## Terms

A New Lease is available from the landlord for a term



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## IMPORTANT NOTICE

Important Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed, and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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  2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.
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