

TO LET - OFFICE

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# SUITE 5 RALEIGH HOUSE, ADMIRALS WAY

E14 9SN



## Key Highlights

- 1,014 sq ft
- 24hr Access
- Shower facilities
- Two balconies
- Alternative uses can be permitted subject to necessary licences and consents
- Fitted Kitchen
- Central heating
- Solid wooden floors

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Cherryman



## Summary

Available Size	1,014 sq ft / 94.20 sq m
Rent	£22,000 per annum
Rates Payable	£14.74 per sq ft
Service Charge	TBC
Car Parking	N/A
EPC	D (77)

## Description

The property is a duplex office suite and fitted out to a good standard (refurbished kitchen/toilets and solid wooden floor).

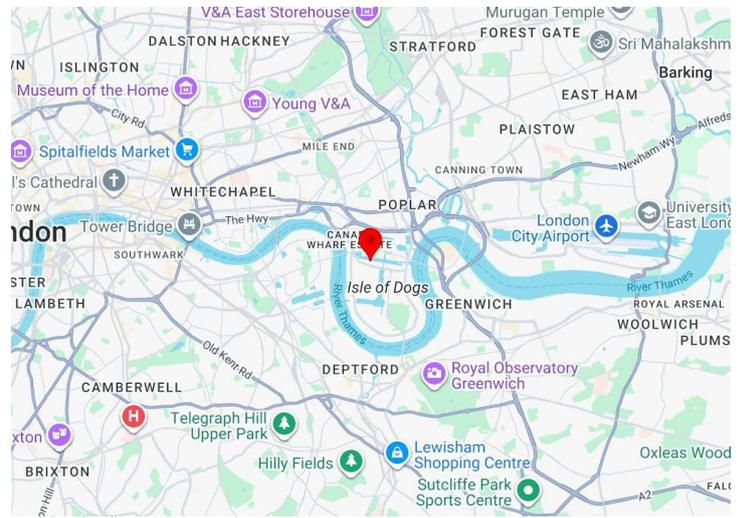
The current layout comprises an open-plan area on the 2nd floor, together with a private office or meeting room. The upper level (3rd floor) is also arranged in an open area with a toilet and shower facility and is ready for immediate occupation.

The suite benefits from two W/Cs (one on each floor), a shower, a kitchen, and two private balconies — one south-facing and the other positioned directly over the dock, offering excellent natural light and superb views across Canary Wharf and South Quay Dock.

## Location

Raleigh House is ideally situated on the north side of Marsh Wall and within a two minute walk from the Canary Wharf Estate accessed via a pedestrian footbridge.

The area has an enormous array of fantastic shopping facilities, restaurants cafes and bars including a new street food outlet within the estate.



Heron Quay DLR, Canary Wharf Jubilee and Elizabeth Line stations are close by providing fast regular services to the City, West End, Greenwich, Stratford and Heathrow/City Airports.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 5	1,014	94.20	Available
<b>Total</b>	<b>1,014</b>	<b>94.20</b>	

## Viewings

Viewings to be arranged with the landlords Sole Agents Cherryman.

## Terms

New flexible lease terms are available for a term to be agreed.

Landlord is happy with a break option at the 2nd or 3rd year.

## Alternative Uses

Alternative uses (i.e clinic/medical uses) can be permitted subject to necessary licences and consents from the Superior Landlord.



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