

**TO LET - D1 (NON RESIDENTIAL INSTITUTIONS) / D2 (ASSEMBLY AND LEISURE) / EDUCATION / GYM / HEALTHCARE / OFFICE / RESTAURANT / RESTAURANT / CAFE / DETAIL**

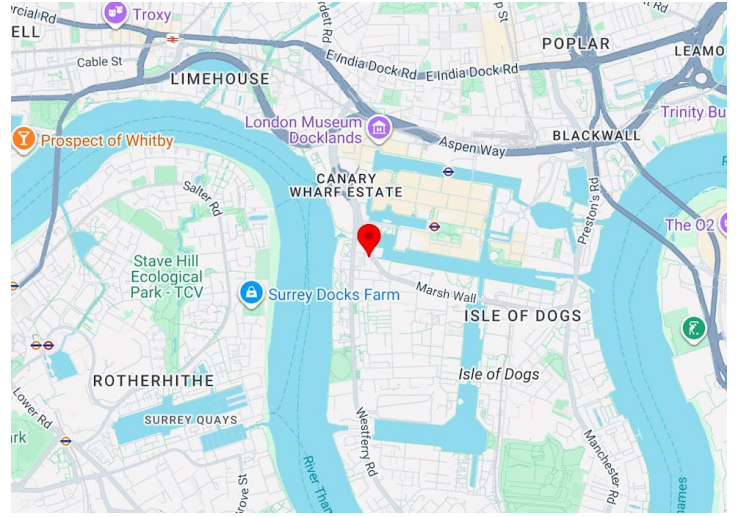
# **EAST TOWER**

5-10 Landmark Square, 24 Marsh Wall, E14 9AB



## **Key Highlights**

- 5,941 sq ft
- Self-contained ground floor entrance
- 2 underground parking spaces
- Excellent road frontage
- Suitable for a variety of uses



## Summary

Available Size	5,941 sq ft / 551.94 sq m
Rent	£160,000 per annum
Rates Payable	£59,520 per annum
Service Charge	£5.50 per sq ft
Car Parking	2 underground staff spaces
EPC	Upon enquiry

## Location

Landmark Square is located at South Quay, and is within a 2 minute walk from the Canary Wharf estate.

Train connections are at Canary Wharf for the Jubilee and Elizabeth Lines and Heron Quay/South Quay for the DLR.

The Canary Wharf area is now an established, vibrant working and living environment. The area currently comprises c.20 million sq. ft. of offices and over 200 shops, restaurants and bars accommodating over 120,000 workers. The Canary Wharf estate continues to expand closer to the Landmark Square property evidenced at Bank Street along Heron Quay with tenants Soc Gen and the European Bank whilst JP Morgan are planning their 3 Millions sq.ft HQ close to the property at Riverside.

In addition to the success of the office expansion in the area there have been numerous high-rise residential schemes similar to the development at Landmark Square that is a compliment to the offices and leisure occupiers in the area that has created a day and night time working and living environment.

## Description

Landmark Square is a mixed-use development designed by Squire and Partners. The development consists of over 700 residential units with ground floor commercial occupied by Tesco metro and a Bright Horizons nursery.

The available unit occupies a prominent position along Marsh Wall and is arranged over ground and first floors. The unit benefits being triple aspect, predominantly west facing and is fully glazed.

The ground and first floors are currently fitted-out as offices including plasterboard suspended ceiling with integrated lighting, underfloor trunking and air-conditioning.

## Accommodation

The ground floor has a floor height of 3.3 metres and first floor 2.9 metres. There are two underground staff parking spaces. The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,132	290.97
1st	2,809	260.96
<b>Total</b>	<b>5,941</b>	<b>551.93</b>

## Planning

The property comes under Class E planning use and is therefore suitable for office, retail, health & fitness, restaurant use.

Alternative uses may be considered subject to all necessary consents.

## Terms

A new lease is available on terms by negotiation.



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