

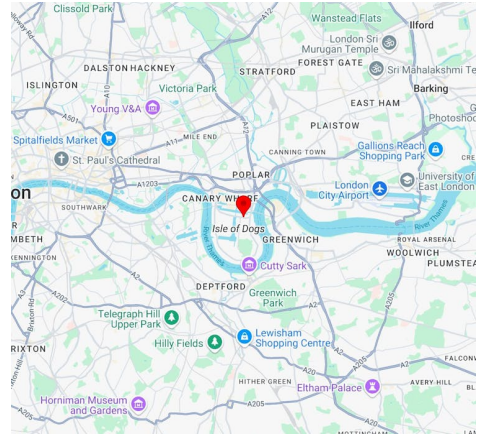
ONE THAMES QUAY

225 Marsh Wall, E14 9NF



Key Highlights

- 530 to 8,857 sq ft
- Finished to shell
- Two adjacent of 530 sq.ft/750 sq.ft on the ground floor
- Newly completed 48 storey tower development
- Available as single units or any combination
- Entire first floor of c.7,500 sq.ft with dedicated ground floor entrance



Summary

Available Size	530 to 8,857 sq ft / 49.24 to 822.84 sq m
Rent	Units A & B quoting £45 psf and Unit C at £25 psf
Service Charge	£1.58 per sq ft TBC
Car Parking	N/A
EPC	B

Description

Welcome to One Thames Quay, a striking new 48 storey residential tower at the heart of South Quay's rapidly growing community. Surrounded by landmark developments and a thriving business hub, it offers exceptional connectivity to Canary Wharf, outstanding footfall, and direct access to a vibrant, expanding customer base.

One Thames Quay contains 335 residential apartments with two ground floor commercial units along with the entire first floor with self-contained ground floor entrance.

Its captivating architectural façade and beautifully landscaped outdoor spaces create a welcoming environment that draws in passers by, making it the ideal setting for ambitious businesses to grow, connect, and make their mark.

Location

A Prime Location positioned in one of London's most vibrant and evolving districts within walking distance to Canary Wharf and its new district, Wood Wharf. Convenient access to the Jubilee Line, DLR, Elizabeth Line and excellent footfall with the commuter friendly South Quay DLR station just 260 metres, a 3-minute walk away.

Accommodation

The accommodation comprises the areas set out below. Units A & B can combine to provide a single unit of 1,264 sq.ft. The total column below is the combined rent, estimated business rates and service charge (exclusive of VAT).

Name	sq ft	Rent	Total year
Ground - Unit A	734	£33,000 / annum	£50,307.72
Ground - Unit B	530	£23,850 / annum	£36,347.40
1st - Unit C	7,592	£189,800 / annum	£277,715.36

Specification

Finished to shell

Suitable for extraction.

Viewings

By appointment only via Cherryman or joint agents Hindwoods

Planning Use

The units are suitable for a range of commercial uses within Class E

Terms

New lease terms are available on all the units.

The first floor unit is also available to purchase at £2,272,800 (equivalent of £300 per sq.ft) on a virtual freehold basis.