

# 4 LAYBOURNE HOUSE

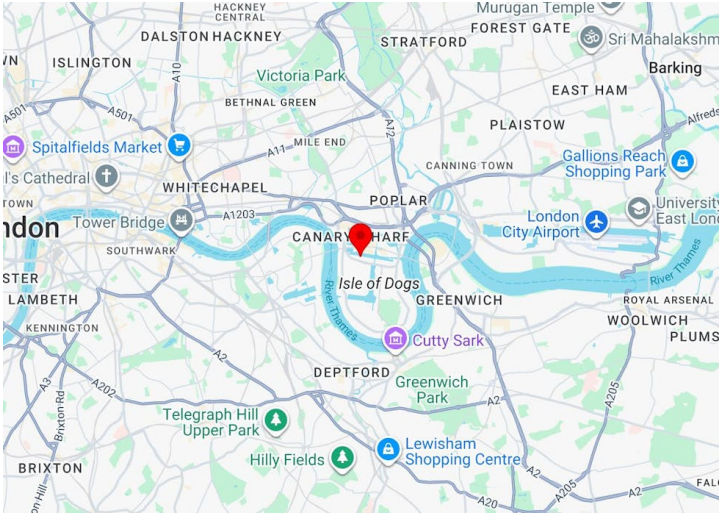
Laybourne House, E14 9UH



## Key Highlights

- 404 sq ft
- 2 mins walk from Canary Wharf
- Dockside office with two balconies
- Private parking space (inclusive)
- Ideal off for 3-6 desk operation





## Summary

Available Size	404 sq ft / 37.53 sq m
Rent	£16,500 per sq ft
Rates Payable	£13.59 per sq ft
Service Charge	Upon Enquiry
Car Parking	1 parking space included
EPC	Upon enquiry

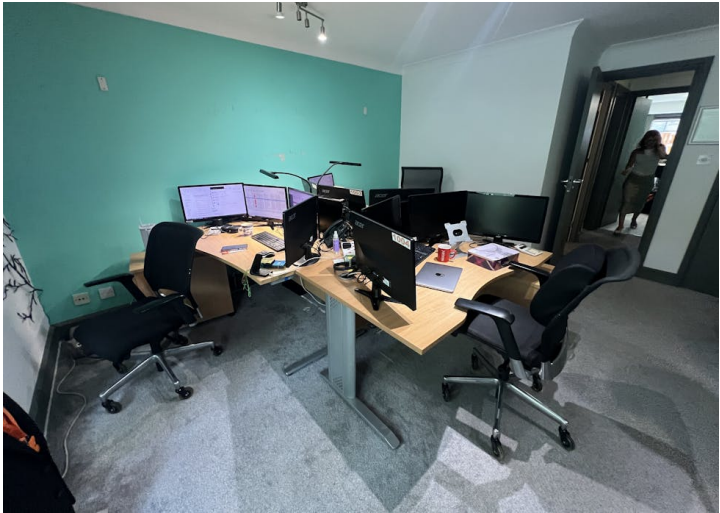
## Description

The self-contained suite is situated on the second floor and benefits from central heating, fully fitted kitchen and a WC with shower.

The suite is separated into two offices (north & south facing) with a connecting reception hall. Both offices have their own private balconies.

## Location

Laybourne House forms part of the Waterside Estate and looks directly over West India Dock to Canary Wharf. The building is situated within a short walk of Canary Wharf via a pedestrian bridge providing quick access to the Jubilee Line Station, Crossrail and shopping and other amenities. South Quay Docklands Light Railway Station is also just a short walk to the east, providing quick and regular access to The City, Lewisham, Stratford, Beckton, and City Airport.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite	404	37.53	Available

## Terms

New lease to be agreed on flexible terms directly with the landlord.