

TO LET - OFFICE

6 SCOTT HOUSE, ADMIRALS WAY

E14 9UG



Key Highlights

- 1,080 sq ft
- 24 hour access
- Fitted kitchen
- Waterside aspect
- Private balcony
- Two w/cs
- Shower
- 3 minutes from Jubilee Line

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Cherryman



Summary

Available Size	1,080 sq ft / 100.34 sq m
Rent	£32,000 per annum
Rates Payable	£13,972 per annum - Parking space is an additional £566.3
Service Charge	£8,553.12 per annum
Car Parking	1 external parking space included with the suite
Estate Charge	N/A
EPC	B (43)

Description

Suite 6 is a duplex suite split over the 2nd & 3rd floors. Both floor are made up with a mixture of open plan space and a separate meeting room/private office area.

In addition, there are two W/Cs, shower, kitchen, and a balcony overlooking South Quay Dock & Canary Wharf

Location

Scott House is conveniently located on the northern side of Marsh Wall and just a 2-minute walk from the Canary Wharf Estate and Jubilee Line. Access is provided by way of a pedestrian footbridge and a new bridge is expected in 2025. The Canary Wharf estate has an ever-expanding array of fantastic shopping facilities, restaurants cafes and bars.

South Quay & Heron Quay DLR stations are also a short distance away and provides connections to the City Lewisham, City Airport and Stratford. The local retail facilities have also improved at South Quay with the likes of Pret, Tesco and Co –Op.

The Waterside estate also has its own excellent food market providing an array of worldwide cuisine.



Accommodation

The accommodation comprises of the following floor area split over two floors.

sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total year
1,080	£29.63	£14.46	£7.70	£51.79	£55,933

Viewings

Viewing are to be arranged with the landlords Sole Agents Cherryman:

Colin Leslie
0207 40 400 40
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Terms

A new lease is available for a term by arrangement directly from the landlord.