

TO LET - OFFICE

110 THREE COLT STREET

E14 8AZ



Key Highlights

- 3,767 sq ft
- Excellent transport links - Jubilee Line, Elizabeth Line, DLR and Clipper
- Large roof terrace with views of Canary Wharf
- Short walk to Canary Wharf
- Parking space
- High vaulted ceilings

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Cherryman

Summary

| | |
|----------------|---|
| Available Size | 3,767 sq ft / 349.97 sq m |
| Rent | £32.50 per sq ft |
| Rates Payable | £10.69 per sq ft Estimated |
| Service Charge | £4 per sq ft Tenant to pay own utilities on the 1st floor |
| Estate Charge | N/A |
| EPC | B (49) |

Description

Step into a piece of East London's maritime history at 110 Three Colt Street—the last surviving building of Dundee Wharf, once operated by the Dundee, Perth & London Shipping Company.

This handsome and characterful building, rich in industrial heritage, was acquired from the LDDC in the late 1990s and been used as an architects studio since.

Spread across two levels, the building retains its original internal features, including high ceilings and exposed wooden beams. In 2003, a thoughtful rear extension added a spacious first-floor office (being marketed) and a ground-floor model workshop, blending old-world charm with modern functionality.

The extension also introduced a beautifully private landscaped roof terrace with sweeping views of Canary Wharf and East London. A striking very large glass table sits above a rooflight and ventilation window, creating a dramatic focal point and a unique outdoor meeting space.

Location

110 Three Colt Street is a 2-story private office located in Limehouse a short walk from Westferry Circus and Canary Wharf.

Pedestrian access into Canary Wharf Underground and Crossrail stations are approximately 10/12 minutes' walk away, with Westferry Docklands Light Railway station just 2-3 minutes' walk and 5 mins to the Canary Wharf Thames Clipper pontoon.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | Rent | Total year |
|--------------------|-------|---------------|-------------|
| 1st - Office Floor | 3,767 | £32.50 /sq ft | £164,052.85 |

Viewings

Please contact Sole Agents Cherryman to arrange a viewing:

Colin Leslie or Bob Ashton
0207 40 400 40

Terms

New lease is available directly from the landlord for a term to be agreed.

Instagram Walkthrough Reel

Please see link below:

https://www.instagram.com/reel/DQmC4yBiO1T/?utm_source=ig_web_copy_link



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