

TO LET - OFFICE

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# **SUITE 5 RALEIGH HOUSE, ADMIRALS WAY**

**E14 9SN**



## **Key Highlights**

- 1,014 sq ft
- Fitted Kitchen
- Central heating
- Two separate WC's
- 24hr Acess
- Shower facilities
- Two balconies
- Dockside/Water views



## Summary

Available Size	1,014 sq ft / 94.20 sq m
Rent	£22,000 per sq ft
Rates Payable	£14.74 per sq ft
Service Charge	TBC
Car Parking	N/A
EPC	D (77)

## Description

The property is a duplex office suite. The current layout comprises an open-plan area on the first floor, together with a breakout or client waiting area. The upper level is also arranged in an open-plan format and is ready for immediate occupation.

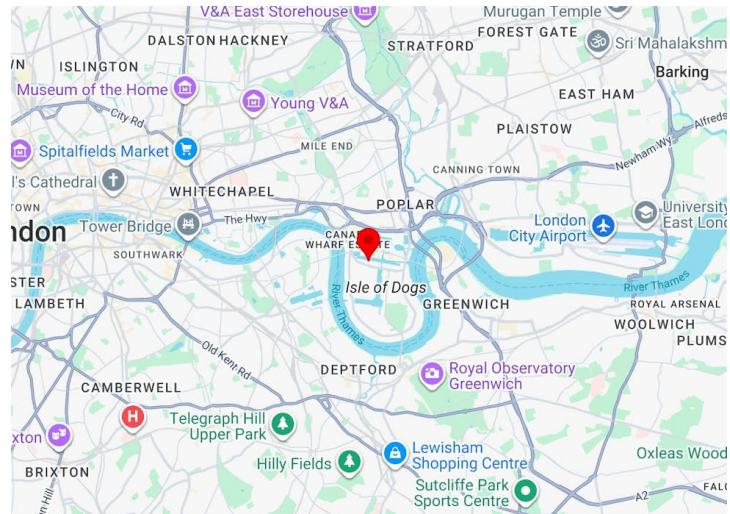
The suite benefits from two W/Cs (one on each floor), a shower, a kitchen, and two private balconies — one south-facing and the other positioned directly over the dock, offering excellent natural light and superb views across Canary Wharf and South Quay Dock.

## Location

Raleigh House is ideally situated on the north side of Marsh Wall and within a two minute walk from the Canary Wharf Estate accessed via a pedestrian footbridge.

The area has an enormous array of fantastic shopping facilities, restaurants cafes and bars including a new street food outlet within the estate.

Heron Quay DLR, Canary Wharf Jubilee and Elizabeth Line stations are close by providing fast regular services to the City, West End, Greenwich, Stratford and City Airport.



## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Suite - 5	1,014	94.20	Available
<b>Total</b>	<b>1,014</b>	<b>94.20</b>	

## Viewings

Viewings to be arranged with the landlords Sole Agents Cherryman.

## Terms

New flexible lease terms are available for a term to be agreed.

Landlord is happy with a break option at the 2nd or 3rd year.



**Colin Leslie**

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