



Lease for Sale

20 Canada Square, Canary Wharf, E14 5NN

Arranged over ground floor
Located in Canada Square
Passing rent of £160,000 pa



08449 02 03 04
gva.co.uk/10474

Location

The premises are located on the ground floor of the office block 20 Canada Square. Canary Wharf's highly successful shopping destination is close by and Canary Wharf tube station is located 0.1 miles away providing extensive links to the rest of London.

Other units within the ground floor of the office block are occupied by Savills and Foxtons estate agents, Syntner car dealership and Scarpetta, an Italian café which are currently fitting out.

Accommodation

The branch is of a regular shape with extensive glazed frontage. It is arranged on the ground floor only with the following approximate dimensions and net internal floor areas:

Gross Frontage:	23.3/ m	/6.6/ ft
Return Frontage:	9.62 m	31.56 ft
Ground Floor:	199 sq m	2,142 sq ft

Tenure

The premises are held on a 15 year lease from 1 July 2005 with a lease expiry on 30 June 2020. The lease is outside the Act.

Timescales

The property will be available from July 2017 onwards.

Rent

Passing rent of **£160,000** per annum.

Rates

Rateable Value: £153,000

UBR (20172018): £48p

Rates Payable: £71,040

Interested parties are advised to verify these figures with the local rating authority.

Legal Costs

Each party will bear their own legal costs involved in this transaction.

EPC

A full energy performance certificate is available on request.

VAT

VAT, if applicable will be charged at the standard rate.

For further information or to arrange a viewing please contact:

James Burt

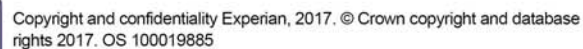
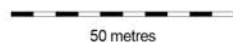
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Property ref

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