

ONE WESTFERRY CIRCUS

LONDON, E14



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

One Westferry Circus is a spectacular corner building situated on the western gateway to Canary Wharf looking on to the River Thames. It is a prominent commercial building and is part of the Canary Wharf estate.

LOCATION

The location of One Westferry Circus provides easy access to public transportation, including the Docklands Light Railway (DLR), London Underground and just 5 minutes walk away, the Elizabeth Line.

ACCOMMODATION

FLOOR

AREA

8th + terrace (1,810 sq ft approx tbc)	13,232 sq ft
7th floor	15,158 sq ft
3rd + terrace (925 sq ft approx tbc)	27,736 sq ft
2nd - Part 2	19,435 sq ft
2nd - Part 1 - UNDER OFFER	0 sq ft

TOTAL

75,561 sq ft

Floor area subject to measurement

SPECIFICATION/AMENITIES

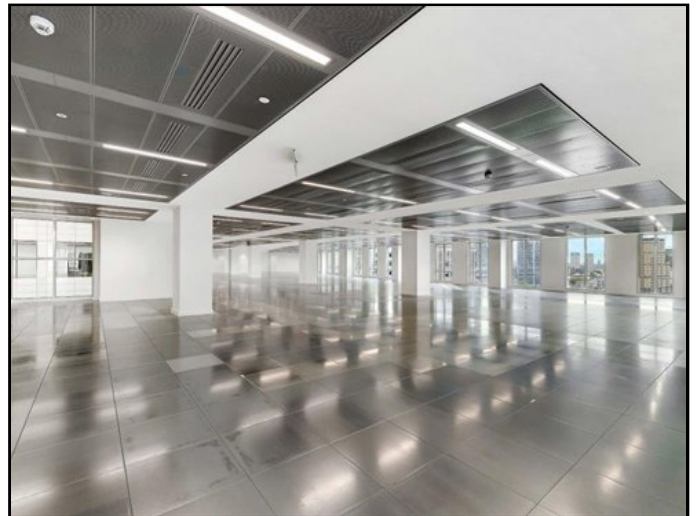
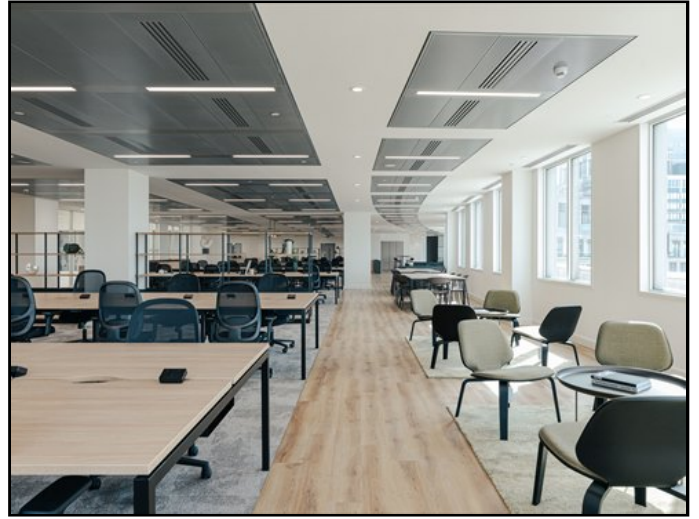
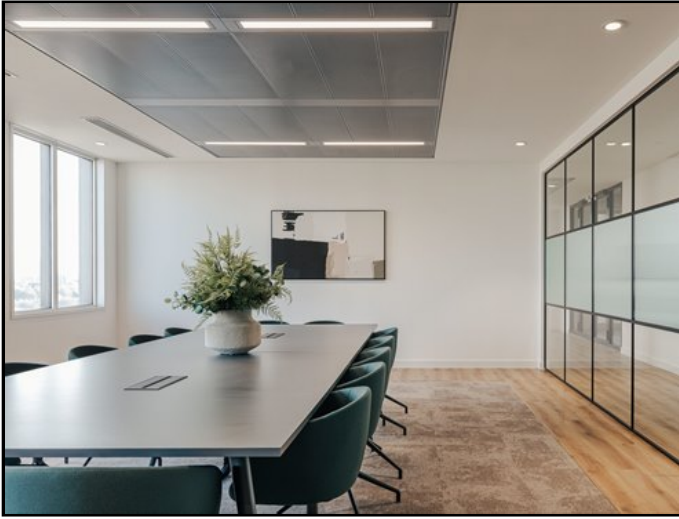
- 8th floor CAT B fit out completed
- 2nd / 3rd and 7th floor CAT A fit out
- New ceilings & LED lighting
- 240 bicycle spaces
- Brand new end of trip facilities
- Expansive private roof terraces
- WIREDSCORE Platinum
- Large atrium reception

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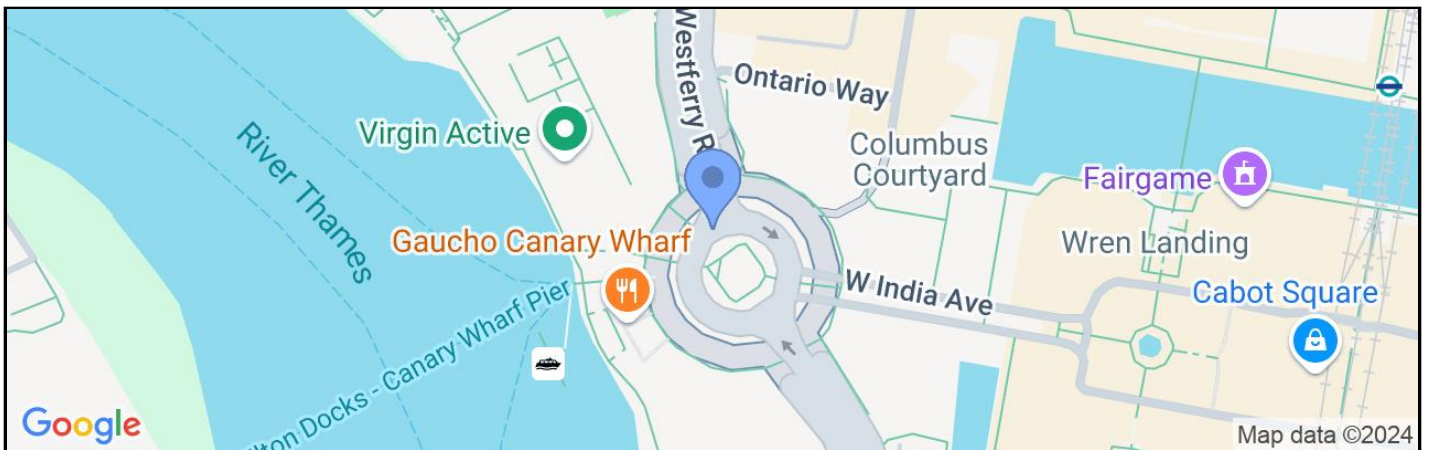


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TERMS

LEASE

Flexible by arrangement

RENT

8th floor - £45.00 psf pax (CAT B)

7th floor - £35.00 psf pax (CAT A)

3rd floor - £32.50 psf pax (CAT A)

2nd floor - £32.50 psf pax (CAT A)

RATES

£15.00 per sq ft pa (Estimated)

SERVICE CHARGE

Service charge - £14.20 per sq ft per annum

Estate charge - £4.67 per sq ft per annum

VAT

Elected

Subject to Contract

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VIEWING

Viewing strictly by prior appointment with the joint sole agents
Gryphon Property Partners/Knight Frank

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