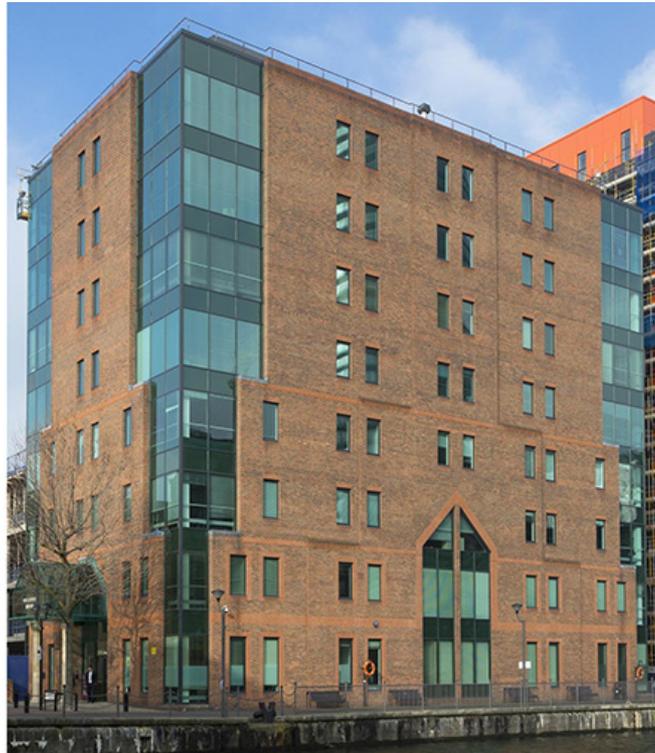


# BELLERIVE HOUSE

3 MUIRFIELD CRESCENT, LONDON, E14



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Bellerive House is an impressive brick and glass faced building providing efficient, light filled office floors. The accommodation is situated within the prestigious Glengall Bridge development.

## ACCOMMODATION

### FLOOR

### AREA

7th 5,202 sq ft

6th 5,202 sq ft

### TOTAL

10,404 sq ft

Floor area subject to measurement

## LOCATION

Bellerive House is located on the edge of Millwall Inner Dock close to both South Quay and Crossharbour DLR providing excellent access to Canary Wharf and the City, as well as City Airport.

Canary Wharf provides easy access to the Jubilee Line and the West End.

## SPECIFICATION/AMENITIES

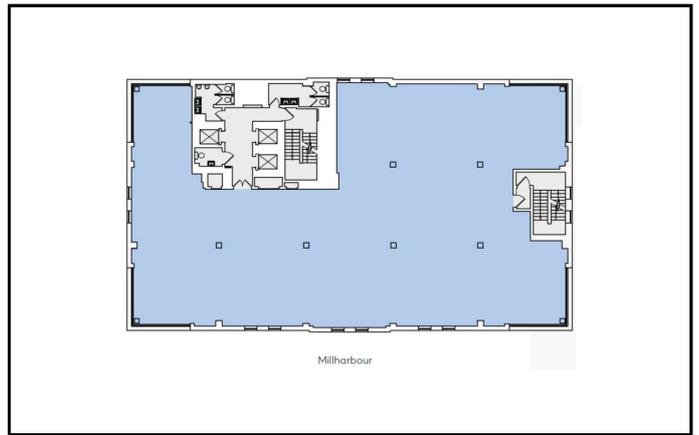
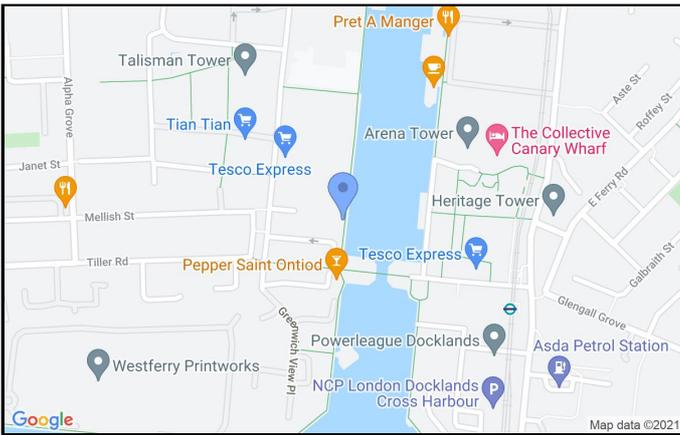
- New entrance canopy
- Full Cat A office refurbishment
- Attractive waterside environment
- 3 x 8 person passenger lifts
- 4 pipe fan coil air conditioning
- Car parking/bike racks/lockers/showers
- Male and female WC's
- Raised floors and Suspended ceilings

# BELLERIVE HOUSE

3 MUIRFIELD CRESCENT, LONDON, E14



GRYPHON  
PROPERTY PARTNERS



## TERMS

### LEASE

A new lease direct from the Landlord for a term until Oct 2021.

### RENT

£25.00 per sq ft p.a.x

### RATES

£12.28 per sq ft (2018/19 est)

### SERVICE CHARGE

£9.08 per sq ft (2018 est)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JEREMY TRICE

0203 440 9802

[jeremy.trice@gryphonpropertypartners.com](mailto:jeremy.trice@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. June 2021