



WESTFERRY HOUSE

CANARY WHARF

Fully-fitted former restaurant
6,606 sq ft (613.9 sq m) TO LET



THE OPPORTUNITY

A fully-fitted former restaurant which is located in Canary Wharf, one of Europe's premier business districts that extends to over 16 million sq ft (1.5 million sq m) of high quality office, retail and leisure accommodation.

Canary Wharf comprises of over 300 shops, cafés, bars and restaurants spread over five retail shopping malls providing a wide and diverse range of amenities, including the award winning Crossrail Place. Recent retail openings in Canary Wharf include Russell & Bromley, Izipizi, Dishoom, Hawksmoor and a second site for Third Space gym.

The area attracts over 120,000 daily commuters and around 49 million visitors a year. The arrival of Wood Wharf will also provide an additional c.3,600 new homes, 2 million sq ft of office space and 350,000 sq ft of retail space, continuing to help the area to be a 24/7 lifestyle destination.

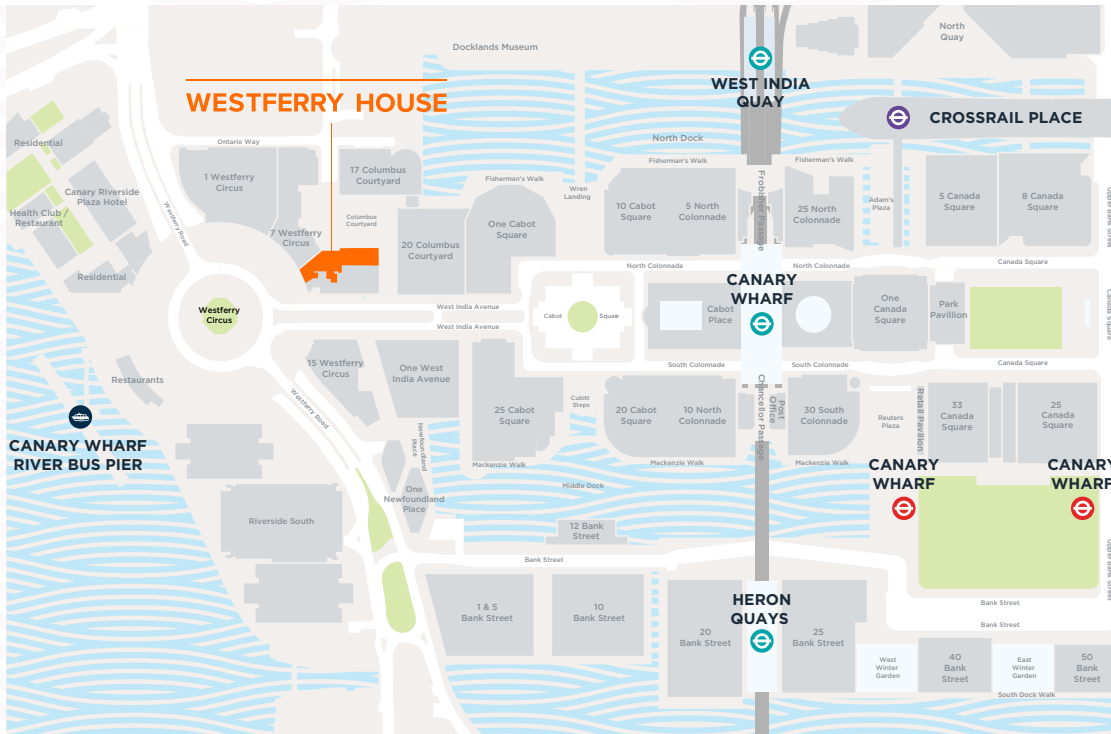
IZIPIZI[®]
PARIS

HAWKSMOOR

**THIRD
SPACE**

DISHOOM

Russell & Bromley



ACCOMMODATION

The property is situated on ground floor only, with dual frontage into Columbus Courtyard and Westferry Circus.

A separate Outside Seating License can be agreed with the Canary Wharf Group for the area adjacent to the unit in Columbus Courtyard.

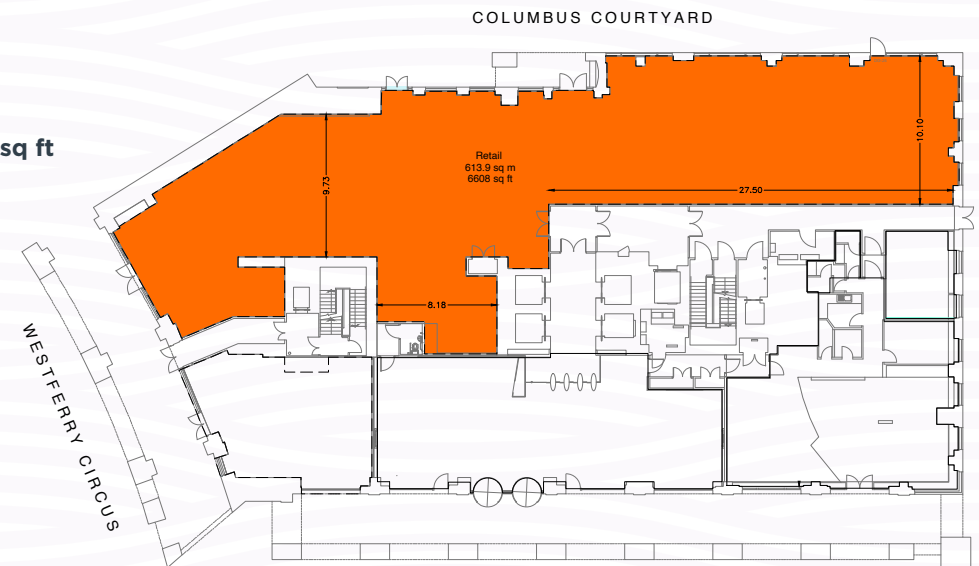
Car parking spaces are available underneath the building or in the adjacent Westferry Circus Car Park.

★ **PRET A MANGER** ★

GAUCHO

DEMISE

Ground floor area **6,606 sq ft (613.9 sq m)**.



Plan not to scale



CANARY WHARF

Canary Wharf is a dynamic hub of amenities not only for its daily workforce, but also for the extensive and expanding number of residents.

Tower Hamlets boasts the largest development pipeline of any London Borough and this growing residential catchment creates a true seven-day trading opportunity.



WESTFERRY HOUSE





TERMS

The property is available by way of a new full repairing and insuring lease.

LEGAL

Each party is responsible for its own legal costs incurred in this transaction.

RENT

Rent upon application.

CONTACT

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RATES

The Rateable Value is £170,000 pa from 1st April.

PLANNING

The premises benefits from Class E use.

EPC

Certificate available on request.

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green&partners

MISREPRESENTATION ACT 1967 AND DECLARATION

Knight Frank and Green & Partners for themselves and for the vendors of this property who agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchaser's and do not constitute, not constitute part of, or an offer or contract b) all descriptions, dimensions, references or condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of them c) no person in employment of Knight Frank and Green & Partner has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract - March 2023