

*** NEW INSTRUCTION ***

40 BANK STREET, CANARY WHARF, E14



**RARE SMALL SUITE IN THE HEART OF CANARY WHARF
HIGH QUALITY AIR CONDITIONED OFFICES
1,971 SQ FT (183.11 SQ M)**

Location The property is located in the heart of the Canary Wharf Estate overlooking Jubilee Park and can be accessed either through the spacious main reception at street level or via the concourse level directly from Canary Wharf Jubilee Line and Heron Quays DLR stations through Jubilee Place shopping mall.

Description The building comprises an elegant 32 storey office tower approached via an expansive ground floor lobby providing high quality offices having the following amenities:

- * Air conditioning
- * 200 mm raised floor
- * Full height double glazing
- * Full carpeting
- * Five 21 person passenger lifts for this floor
- * Metal tiled suspended ceiling
- * Fitted blinds
- * 24 hour security

The available unit is located at the front of the Second floor and provides **1,971 sq ft (183.11 sq m)** of open plan space that is capable of subdivision if required.

Terms An assignment of the existing lease being for a term to expire 4 August 2021 at a current rent of £98,550 per annum exclusive (£50.00 per sq ft) and excluded from sections 24-28 of the Landlord & Tenant Act 1954.

Rates Based on information provided by the local authority, we estimate rates payable for the year commencing 1 April 2017 to be approximately £32,093 per annum (£16.28 per sq ft. Interested parties should make their own enquiries.

S/Charge: The current service charge amounts to £26,242 per annum exclusive (£13.31 per sq ft) and is subject to a cap

Occupation Upon completion of legal formalities.

Legal Costs Each party is to bear their own legal costs involved in the transaction.

Viewing By appointment through joint sole agents Cherryman and Glinsman Weller:

COLIN LESLIE
020 7404 0040

RICHARD WELLER
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BOB ASHTON
020 7404 0040

PAUL GLINSMAN
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All costs plus VAT where applicable

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Important. Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyance before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.