

## 15 Cabot Place

### Canary Wharf, London

#### Rent

£98,390 per annum exclusive including storage.

#### VA.

All figures are quoted exclusive of VAT, if applicable.

#### **Accommodation**

Approximate net internal areas:

 Ground Floor
 446 sq ft
 41.4 sq m

 Storage
 c. 355 sq ft
 32.9 sq m

 Total:
 801sq ft
 74.3 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

#### Incentive

Incentives may be available subject to covenant strength

PRIME LEASE FOR SALE (Subject to relocation)

## **Property Highlights**

- High footfall
- 446 sq ft ground floor

### Location

Located in a prime position within Cabot Place. Nearby occupiers include Coach, Paul, Pret, Thérapie Clinic, Jo Malone, Pandora, Polo Ralph Lauren and Penhaligon's.

### **Description**

The property comprises a retail unit with sales accommodation on Ground floor and additional storage unit.

#### **Tenure**

The property is available by way of an assignment of the existing lease expiring 31st December 2024 contracted outside the landlord and tenant act 1954.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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#### **Business Rates**

 Rateable Value
 £92,500

 Rates Payable
 (21/22)
 £47,360

 Rateable Value
 £65,000

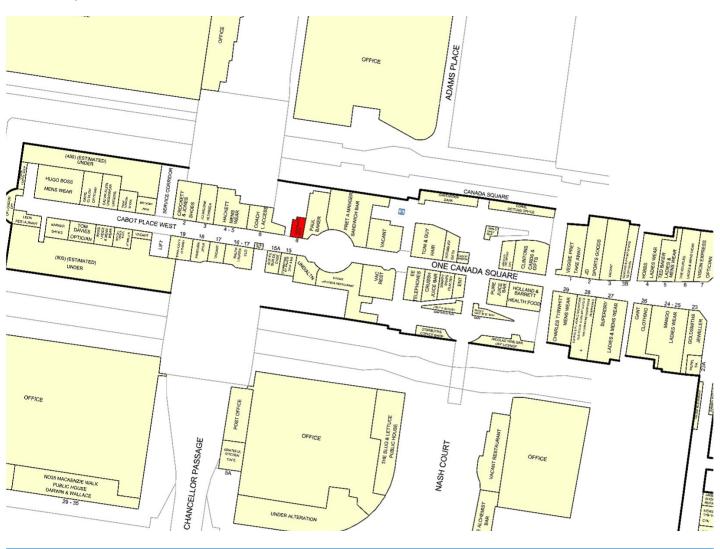
 Rates Payable
 (23/24)
 £33,280

Interested parties should make their own enquiries with City of London Corporation (020 7606 3030).

## **Location Map**

### **EPC**

The Energy Performance Certificate for the unit is available upon request



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