



15 Cabot Place

Canary Wharf, London

PRIME LEASE FOR SALE (Subject to relocation)

Rent

£98,390 per annum exclusive including storage.

VAT

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

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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NEWMARK

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Canary Wharf, London

Business Rates

Rateable Value		£92,500
Rates Payable (21/22)		£47,360
Rateable Value		£65,000
Rates Payable (23/24)		£33,280

EPC

The Energy Performance Certificate for the unit is available upon request

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

Location Map



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