

25 LIMEHARBOUR

CANARY WHARF, E14 9NQ



FOREST
REAL ESTATE

TO LET / FOR SALE

1,067 SQ FT

Ground Floor Self Contained Office For Sale or To Rent

Key Features

- Long Leasehold (120 years)
- Wood Flooring
- Glass Partitioned Offices
- Separate Storage Area
- Air Conditioning
- Good Natural Light
- Use Class E
- Few Hundred Yards of Crossharbour Station (DLR)

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Description

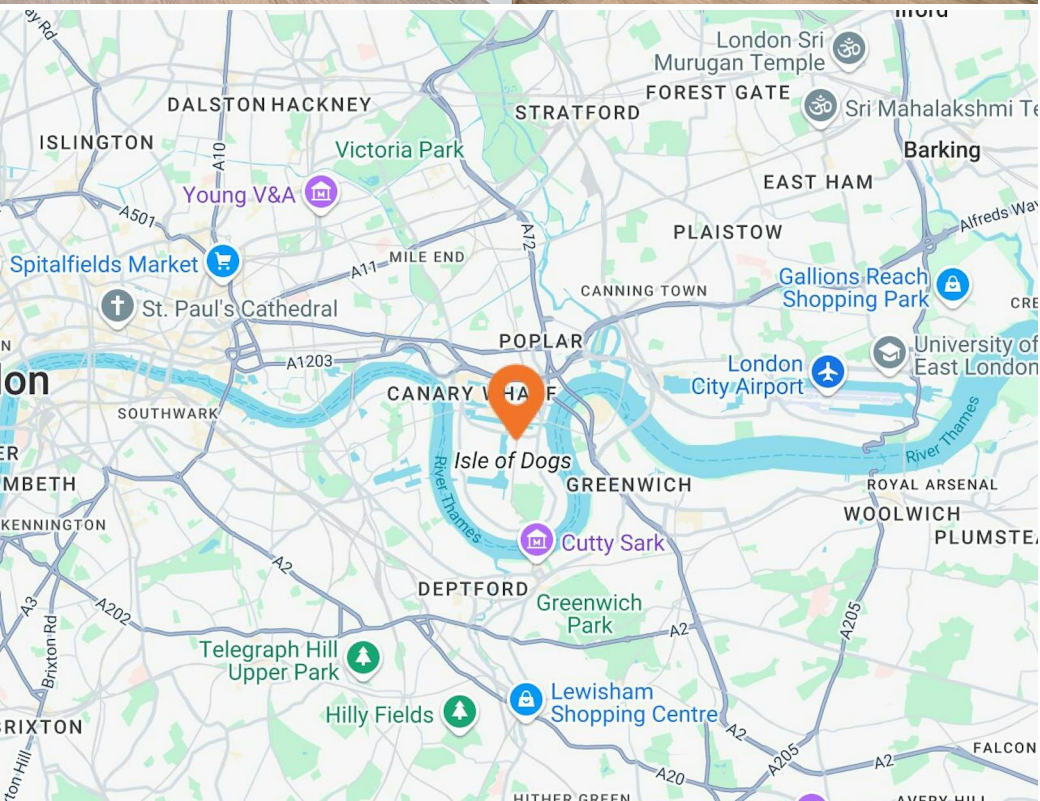
This self-contained ground floor office boasts a prominent wide frontage overlooking Limeharbour, offering excellent visibility and natural light. Refurbished to a high standard, the space features four glass-partitioned meeting rooms, two WCs, a separate kitchen, and a dedicated storage room.

Additional benefits include air conditioning, attractive wood flooring, and underfloor trunking for flexible cable management.

The property falls under Use Class E, making it suitable for a wide range of uses including retail, office and leisure operations.

Location

Limeharbour, located in the heart of the Isle of Dogs within the E14 postcode, stands as a key node in East London's evolving commercial and residential landscape. Adjacent to Canary Wharf, the area benefits from a powerful combination of economic activity, modern infrastructure, and excellent transport connectivity.



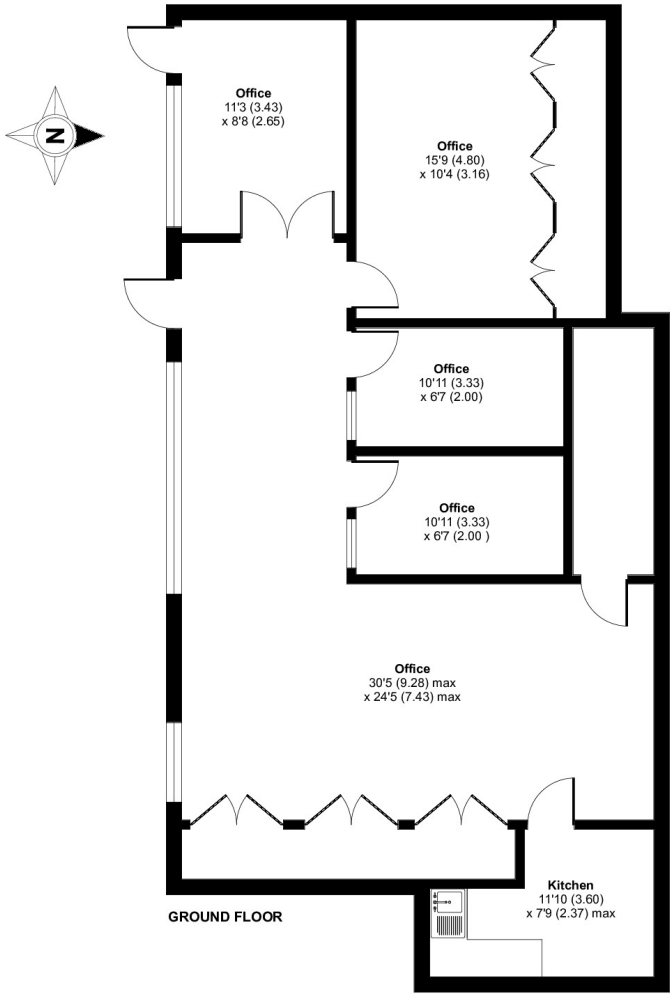
One of Limeharbour's strongest assets is its exceptional transport connectivity. The area is well-served by the Docklands Light Railway (DLR), with nearby stations such as South Quay and Crossharbour providing direct links to key destinations like Bank, Lewisham, and Stratford.

Just a short walk away, Canary Wharf station connects commuters to the Jubilee Line and the Elizabeth Line (Crossrail), dramatically reducing travel times to central London, Heathrow Airport, and other major transit hubs. This accessibility is a major draw for companies with clients and employees across the capital.

Several London bus routes also run through Limeharbour, including the 135, 277, D6, and others, ensuring reliable service throughout the day and night. For those seeking a scenic route, Thames Clippers' River Bus services from Canary Wharf Pier offer an alternative and enjoyable mode of transport along the Thames.



Limeharbour, London, E14



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Forest Real Estate Limited. REF: 1282513

Availability

Lease	New Lease
Rent	£40 per sq ft
Price	£620,000
Rates	Applicants are to make their own enquiries to the London Borough of Tower Hamlets.
Service Charge	£3,000 per annum
VAT	Applicable
EPC	C (64)

Contact

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