



SMC
Brownill
Vickers

To Let

Exceptional Office Suites in the Canary Wharf
Business District available on flexible terms

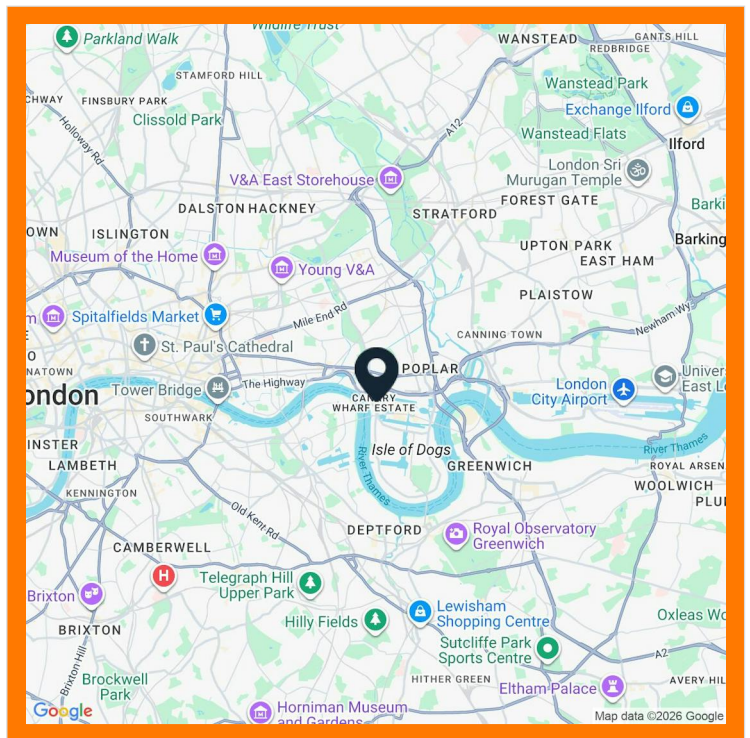
£1,500 – £5,500 per month

Office Suites at 11 Westferry Circus, Canary Wharf,
London, E14 4HE

01708 973700 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Very high quality office space – fully furnished & ready to occupy
- Excellent Canary Wharf location in the heart of the business district
- Versatile space which could accommodate small, medium or large business use (100 sq ft to 4500 sq ft)
- Available on flexible terms from £1500pcm
- Dedicated on site management team / 24/7 access and security



The available space is first floor office suites which are fully furnished to a high standard ready for occupation. There is a mix of private offices, open plan workspaces, and breakout areas. Office spaces from 100 sq ft to 5,000 sq ft.

The space provides a stylish corporate environment with modern furnishing and finishes. An excellent working environment for private, collaborative, creative and focused work. Excellent panoramic views across the Docklands and London area. An ideal space for established companies, corporates, start ups, freelancers, etc.

Virtual offices (with access to a hotdesk for a set number of days), coworking space, meeting rooms & boardrooms (fully furnished, state of the art AV equipment and on site support) are also available.

The property is located in the heart of Canary Wharf, a waterside location with an array of cafes, restaurants and retailers in close proximity. Canary Wharf is a major business and transport hub in East London. There are excellent transport links making the location ideal for modern businesses.

The location boasts over 300 shops, cafés, bars and restaurants. Regular leisure, sports and arts events take place across the estate. Notable nearby occupiers include Hawksmoor, Third Space, Barrys, Virgin Active, Everyman Cinema, Waitrose, Ole & Steen, London Museum Docklands, and many more.

In terms of transport connectivity the property is approximately 5 minutes walk from Canary Wharf tube / DLR / Elizabeth Line station, providing service across the London network. London City Airport is accessible via the DLR. Canary Wharf benefits from bus and Thames Clipper routes across London.

The accommodation comprises suites from 100 sq ft (£1500pcm)

Name	sq ft	sq m	Rent
Suite - Office	100	9.29	£1,500 /month
Suite - Office 2	200	18.58	£2,500 /month
Suite - Office 3	300	27.87	£3,500 /month
Suite - Office 4	500	46.45	£5,500 /month
Total	1,100	102.19	

Highly specified office suites

- 24/7 entry
- Flexible terms
- Excellent Wi-Fi access
- Meeting space
- 24/7 security
- Car park available (separate charge)
- Coworking desks
- Virtual offices
- Social events

Canary Wharf Tube / Elizabeth Line / DLR station: 3 minutes (walking)
 Jubilee Place (underground mall): 4 minutes (walking)
 Canada Place (Waitrose, Third Space, and many other retailers): 5 minutes (walking)
 Bank Tube Station: 11 minutes (tube or DLR)
 Liverpool Street: 23 minutes (Elizabeth Line)
 Heathrow Airport: 53 minutes (Elizabeth Line)
 London City Airport: 20 minutes (DLR)

Parking is available by negotiation.

Optinet Full Fibre available across the demise.

Upon Enquiry

Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

