

NEW INSTRUCTIONS

ATTRACTIVE OFFICE SPACE TO LET
APPROX 1,430 SQ FT / 133 SQM



Parker House
Admirals Way
London E14 9UQ

SOLE AGENTS

chartered surveyors
ask-re
The Property People LLP

ask-re the property people llp
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info@ask-re.co.uk www.ask-re.co.uk

LOCATION:

The property forms part of the Waterside Estate and looks directly over West India Docks to Canary Wharf with immediate access to the South Quay DLR station and is a short ride from Canary Wharf Underground Station.

DESCRIPTION:

The property comprises two adjoining office units on the first floor of a two-storey office building. The subject premises benefits from heating, fluorescent lighting, good natural light, male/female WC's, carpeting, kitchen facilities, predominately open plan office space.

ACCOMMODATION:

| | | | |
|--------------|---------------------------|-------------------|----------------------|
| Suite 3 | Net Internal office space | 714 sq ft | (66.33 sq m) |
| Suite 4 | Net Internal office space | 714 sq ft | (66.33 sq m) |
| TOTAL | | 1428 sq ft | (132.66 sq m) |

Plus 1-car parking space (per suite)

TENURE: New full repairing and insuring lease available for a term by Arrangement

RENTAL TERMS: £18,000 per annum exclusive

SERVICE CHARGE: To be advised

RATES: We have been informed that the rateable value for each suite is £14,000. Rates Payable for 2009/2010 is £6,776. For further information please contact London Borough of Tower Hamlets on 020 7364 5000.

LEGAL COSTS: Each party to bear its own legal costs.

POSSESSION: On completion of all legal documents.

VIEWING: Strictly by appointment with sole agents, ask-re llp. Please note there are to be no casual callers at the property whatsoever.

For further information and viewing please contact

Parminder Dharp on **T** 020 7616 0135 **E** pdharp@ask-re.co.uk or

Andrew Sinclair on **T** 020 7616 0142 **E** asinclair@ask-re.co.uk

Subject to Contract

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