

161 MARSH WALL E14





LOCATION

The building is situated just south of the Canary Wharf Estate. It is located at the western end of Marsh Wall which is one of London Docklands' main arterial routes. The Canary Wharf Estate is accessible via the pedestrian bridge, allowing for easy access to Canary Wharf underground and DLR stations, for the Jubilee Line and trains towards City Airport and Bank.

DESCRIPTION

161 Marsh Wall is a newly refurbished office building situated in the heart of the Docklands, in touching distance to Canary Wharf. The building has recently undergone an extensive refurbishment and offers Grade A office accommodation.

161 Marsh Wall is arranged over the ground and four upper floors. The first to third floors are all available for lease and provide a total of 40,162 sq ft of bright, open plan accommodation around a central light-well.

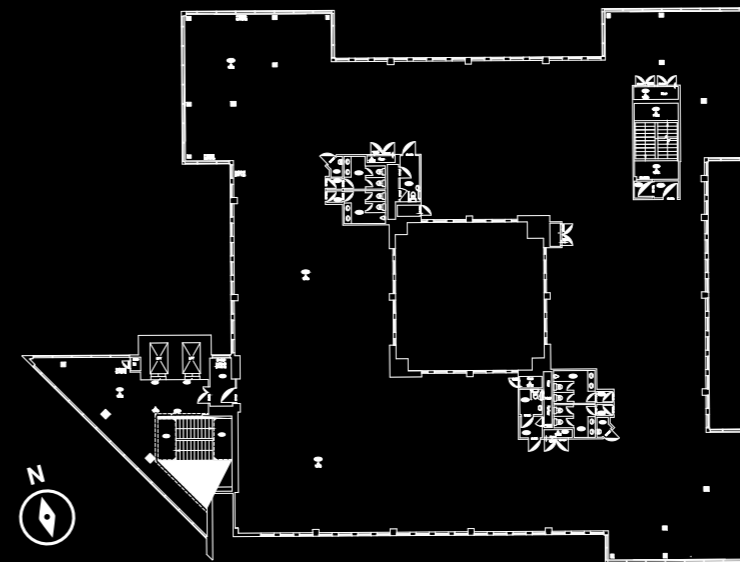
SPECIFICATION

- New VRV air-conditioning
- New suspended ceiling tiles
- New LED lighting
- 150 mm raised floor
- 2.7 m floor-to-ceiling height
- 24-hour access and security
- 2 x new 20 person passenger lifts
- Car parking provision
- New bicycle racks and shower facilities

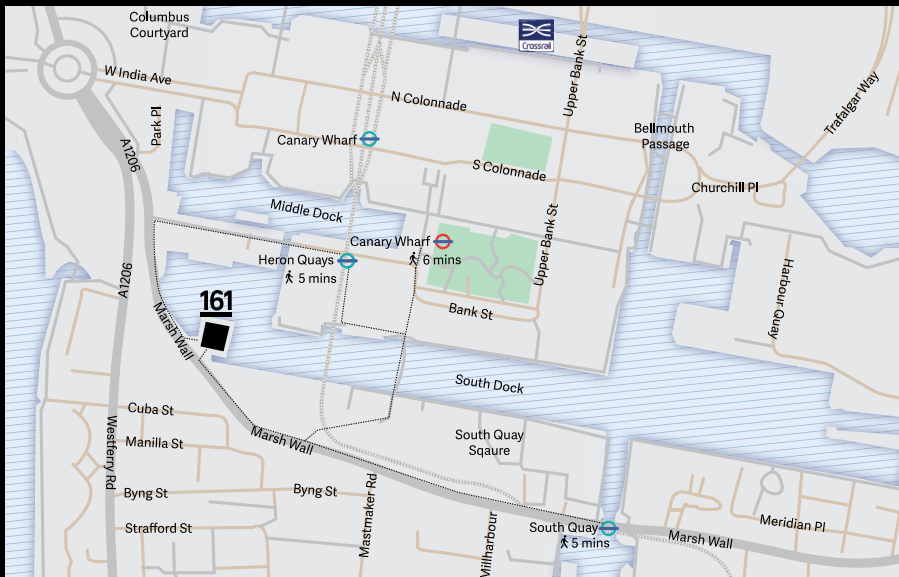
AVAILABILITY






| | AREA (Sq ft) | AREA (Sq m) |
|--------------|-----------------|----------------|
| 3rd | 13,565 | 1,260.2 |
| 2nd | 13,565 | 1,260.2 |
| 1st | 13,223 | 1,228.5 |
| Total | 40,353 | 3,748.9 |

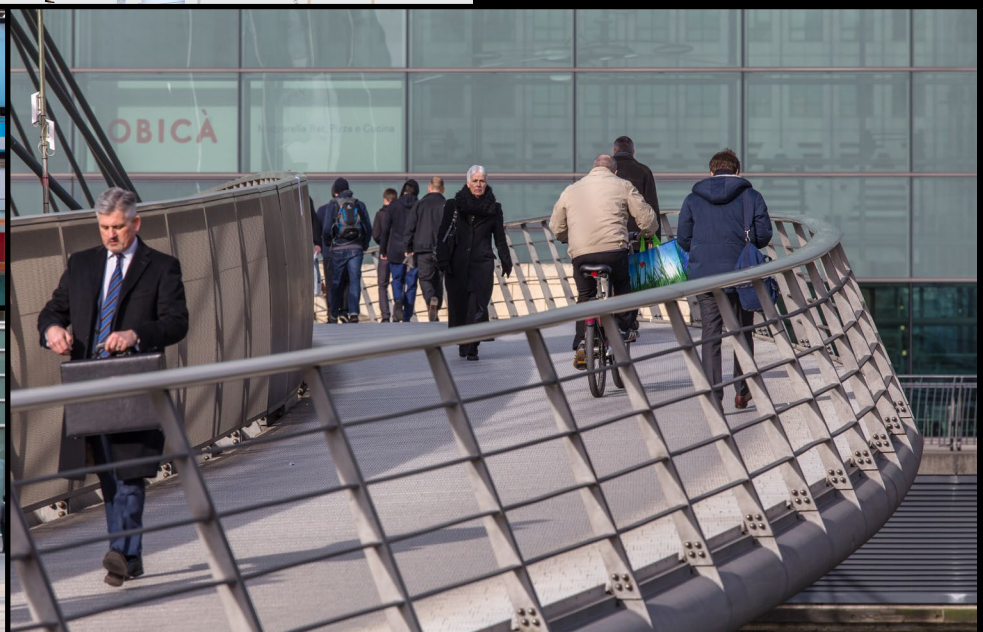
FLOORPLAN



CONNECTIVITY



| | CANARY WHARF TO | MINUTES |
|--|---------------------|-----------|
|  JUBILEE | WATERLOO | 8 |
|  DLR | BANK | 10 |
|  DLR | CITY AIRPORT | 15 |
|  2018/19 | BOND STREET | 13 |
|  2018/19 | HEATHROW | 40 |



VIEWING

JAMES OLIVER
james.oliver@cushwake.com
020 3296 2004

NICK RUSSELL-SMITH
nick.russell-smith@cushwake.com
020 3296 2106

BOB ASHTON
bob@cherryman.co.uk
020 7093 1921

COLIN LESLIE
colin@cherryman.co.uk
020 7093 1907

Terms upon application

161 MARSH WALL E14



Misrepresentation Act 1967: Cushman & Wakefield for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Cushman & Wakefield nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. February 2016.