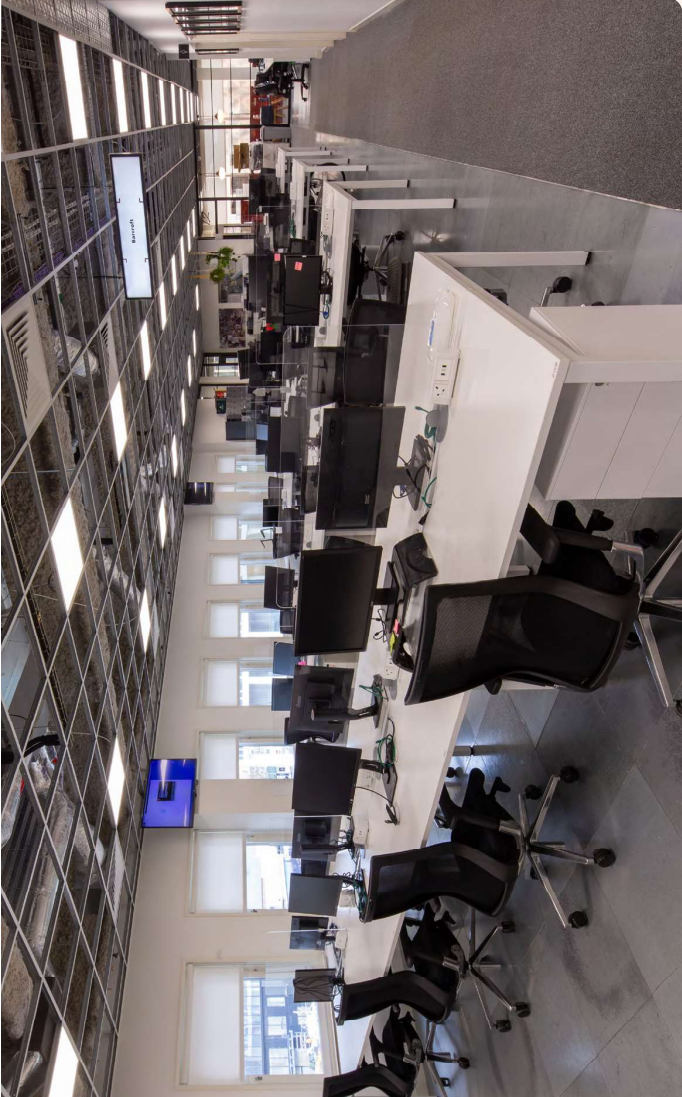




# 161 MARSH WALL.

 High-quality 'plug & play' office accommodation





161 Marsh Wall offers high quality and creatively fitted accommodation. This waterside location over looks the Canary Wharf Estate and is easy accessible via Road, DLR and underground.



THE BUILDING

# HIGH-QUALITY 'PLUG & PLAY' OFFICE ACCOMMODATION

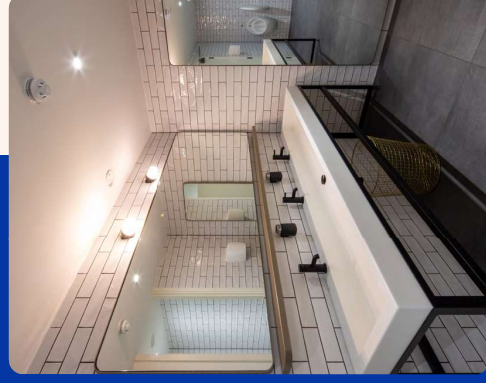







## 1ST fitted to provide:

-  c.194 desks
-  Kitchen/  
Breakout space
-  3 x 6-person  
meeting rooms

# FITTED WORKSPACE THAT'S READY TO GO FROM 162 DESKS









## 2ND fitted to provide:

-  c.207 desks
-  Kitchen/  
Breakout space
-  6 meeting rooms



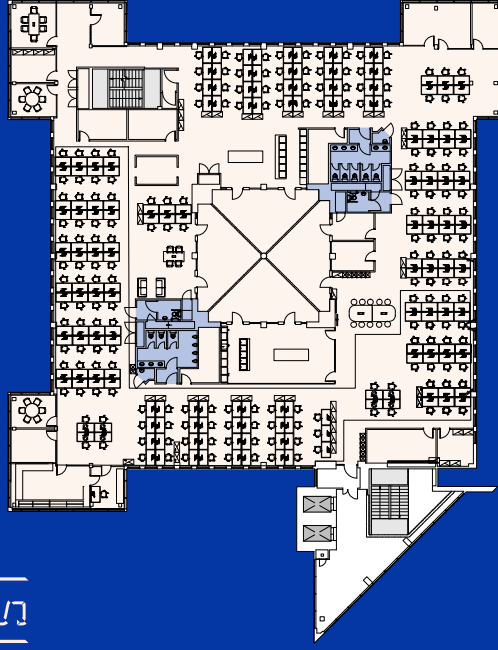
## 3RD fitted to provide:

-  c.162 desks
-  1 x 12 person  
boardroom
-  1 x 10 person  
meeting room
-  2 x 4 person  
meeting room
-  1 x training room
-  2 x private offices

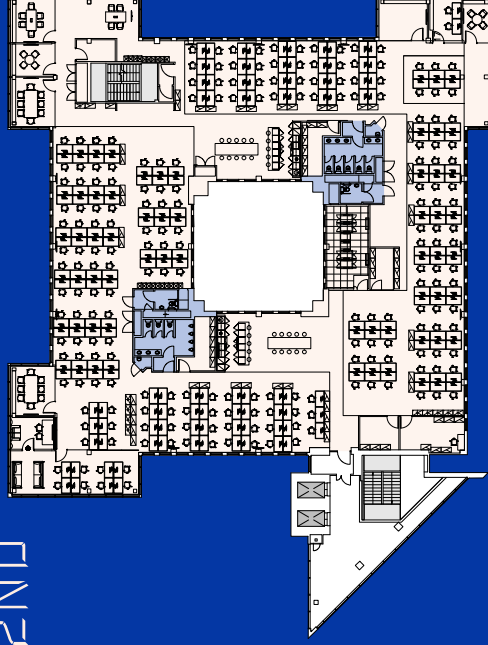
# ACCOMMODATION



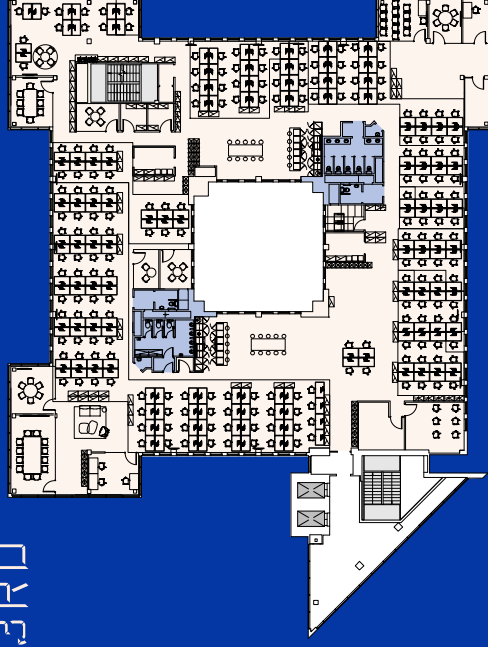
1ST



2ND



3RD











Plans are not to scale. For indicative purposes only.

- Workspace
- Toilets
- Lifts
- Core

## Availability

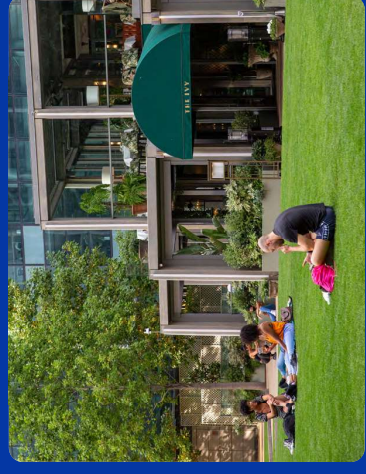
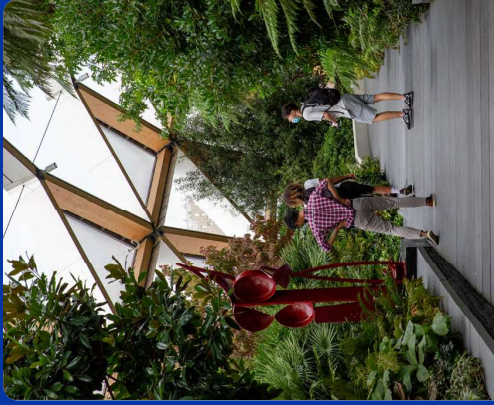
Name	Sq ft	Sq m
3rd	13,565	1,260.23
2nd	13,565	1,260.23
1st	13,223	1,228.46
<b>Total</b>	<b>40,353</b>	<b>3,748.92</b>

## Specification

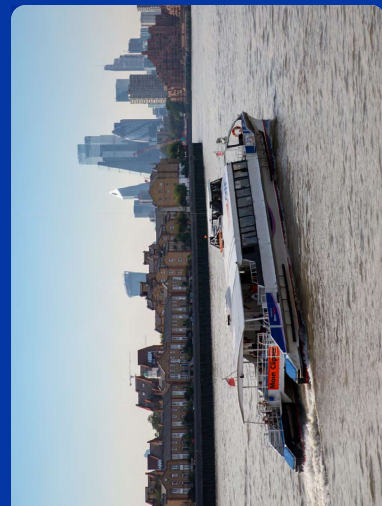
							
VRV air conditioning throughout	Office storage	Exposed services (in part)	LED lighting	Raised access flooring (~130mm void)	2.7m floor to ceiling heights	Secure bicycle and car parking at street level	Two 20 person lifts



° Crossrail Place Botanic Garden



° Canada Square



° Canary Wharf River Pier

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 entry points into the Docklands. The Canary Wharf Estate is accessible via a pedestrian bridge, allowing for easy access to Canary Wharf underground and DLR stations, for the Jubilee Line and trains towards City Airport and Bank.

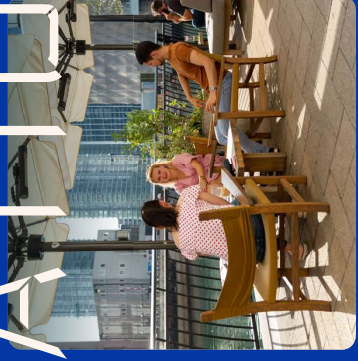
# THE DOCKLANDS



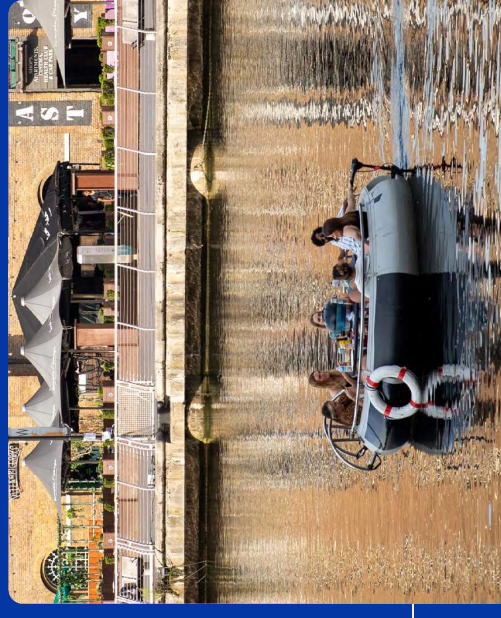
° Westferry Circus



° Crossrail Place



° Middle Dock



° North Dock

# LOCAL OCCUPIERS



## Coffee

1. Black Sheep Coffee
2. Café Brera
3. Crosstown
4. Gail's
5. Notes Coffee Roasters
6. Ole + Steen
7. Starbucks
8. Canary Wharf Coffee
9. Canary Wharf Coffee



## Wellness

29. Barry's Bootcamp
30. Bikram Yoga
31. Canary Wharf Shopping Centre
32. Everyman Cinema
33. Nuffield Health
34. Quay Club (opening 2021)
35. Thirdspace
36. Virgin Active



## Drinking & Dining

10. Big Easy
11. Boisdale of Canary Wharf
12. Boka'n 37
13. Breakfast Club
14. BrewDog
15. Gaucho
16. Giant Robot
17. Goodman
18. Grandstand
19. Ippudo
20. Island Poke
21. Rocket
22. Roka
23. Scarpetta
24. South Quay Street Food
25. Iberica
26. The Ivy Canary Wharf
27. Obicá
28. Velo



## Neighbours

37. Credit Suisse AG
38. EY
39. JP Morgan
40. Morgan Stanley
41. NoCo
42. Revolut
43. Servcorp
44. Societe General
45. TOG

