

TO LET - OFFICE

# 161 MARSH WALL

E14 9AP



## Key Highlights

- 13,223 to 26,788 sq ft
- LED lighting
- Atrium with cafe
- Car parking
- Creative fit out in situ
- VRV air conditioning
- Cycle racks and shower facilities

SAVILLS West End  
33 Margaret Street  
London W1G 0JD  
**020 7499 8644**  
[savills.co.uk](https://www.savills.co.uk)



## 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 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.

## Description

161 Marsh Wall offers high quality office accommodation in the heart of the Docklands, close to Canary Wharf. The building underwent an extensive refurbishment in 2016. The two floors benefits from a creative open plan fit out and are available as 'plug and play'. The 1st floor is fitted to provide c.194 desks, kitchenette and 3 x 6-person meeting rooms. The 2nd floor is fitted to provide c.207 desks, kitchenette, and 6 meeting rooms.

## Accommodation

The accommodation comprises of the following:

Name	sq ft	sq m	Availability
3rd	13,565	1,260.23	Let
2nd	13,565	1,260.23	Available
1st - office + storage	13,223	1,228.46	Available
<b>Total</b>	<b>40,353</b>	<b>3,748.92</b>	

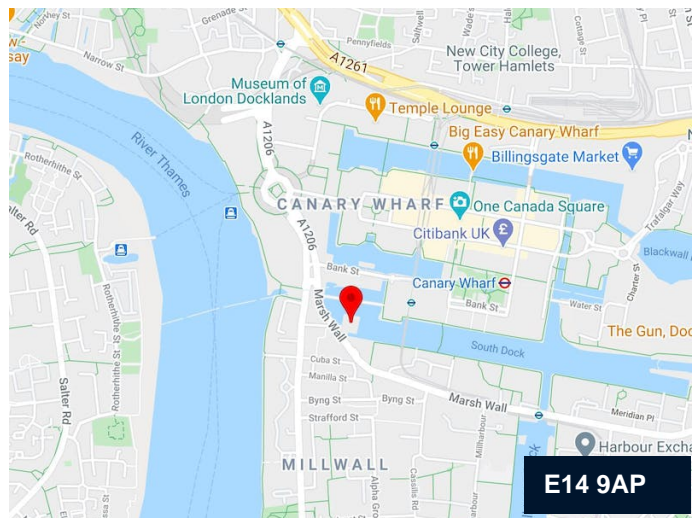
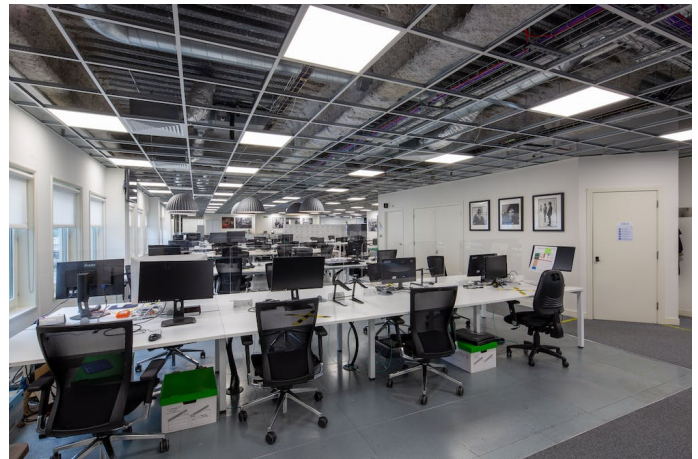
## Specification

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

## Terms

Separate leases of the 2 floors, available by way of an assignment or sublease for a term until December 2025. The lease are held Inside the L&T Act 1954. A longer lease is available by arrangement with the landlord.

Rent: nil psf / SC: £10.83 psf / Rates: £8.75 psf



## Contact

### Angus Tullberg

02072 993 077

07976 256 487

angus.tullberg@savills.com

### Fiona Crowley

07976 771981

fiona.crowley@savills.com

### Isaac Begley

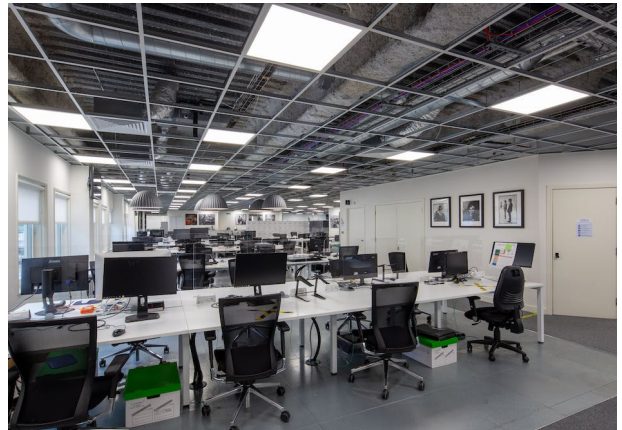
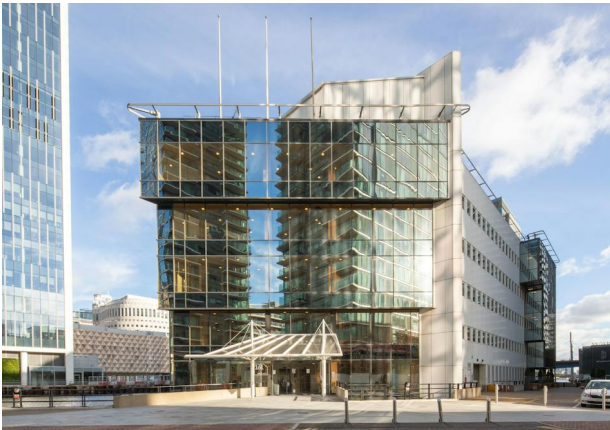
07890 427842

isaac.begley@savills.com

## IMPORTANT NOTICE

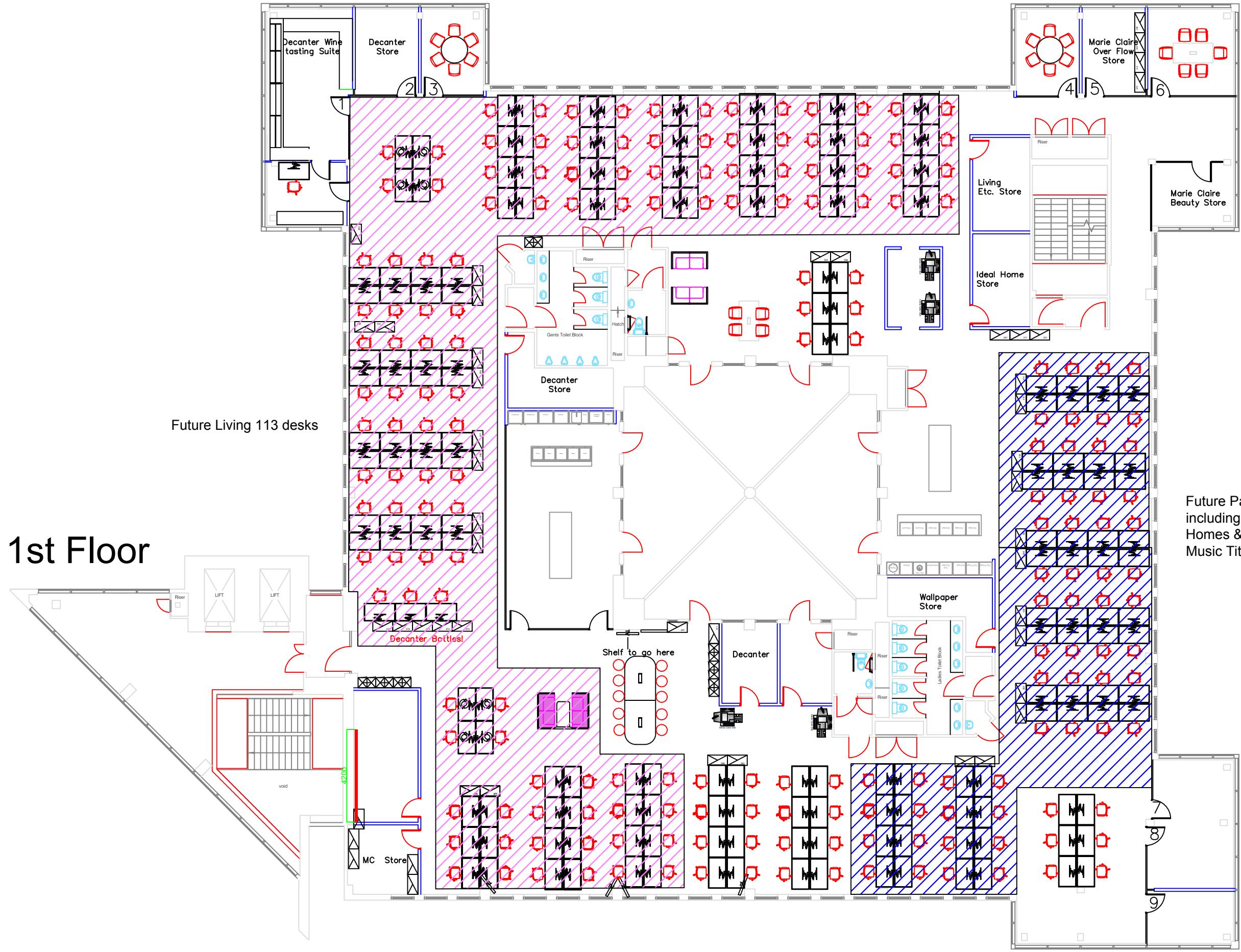
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 06/02/2024







# 1st Floor

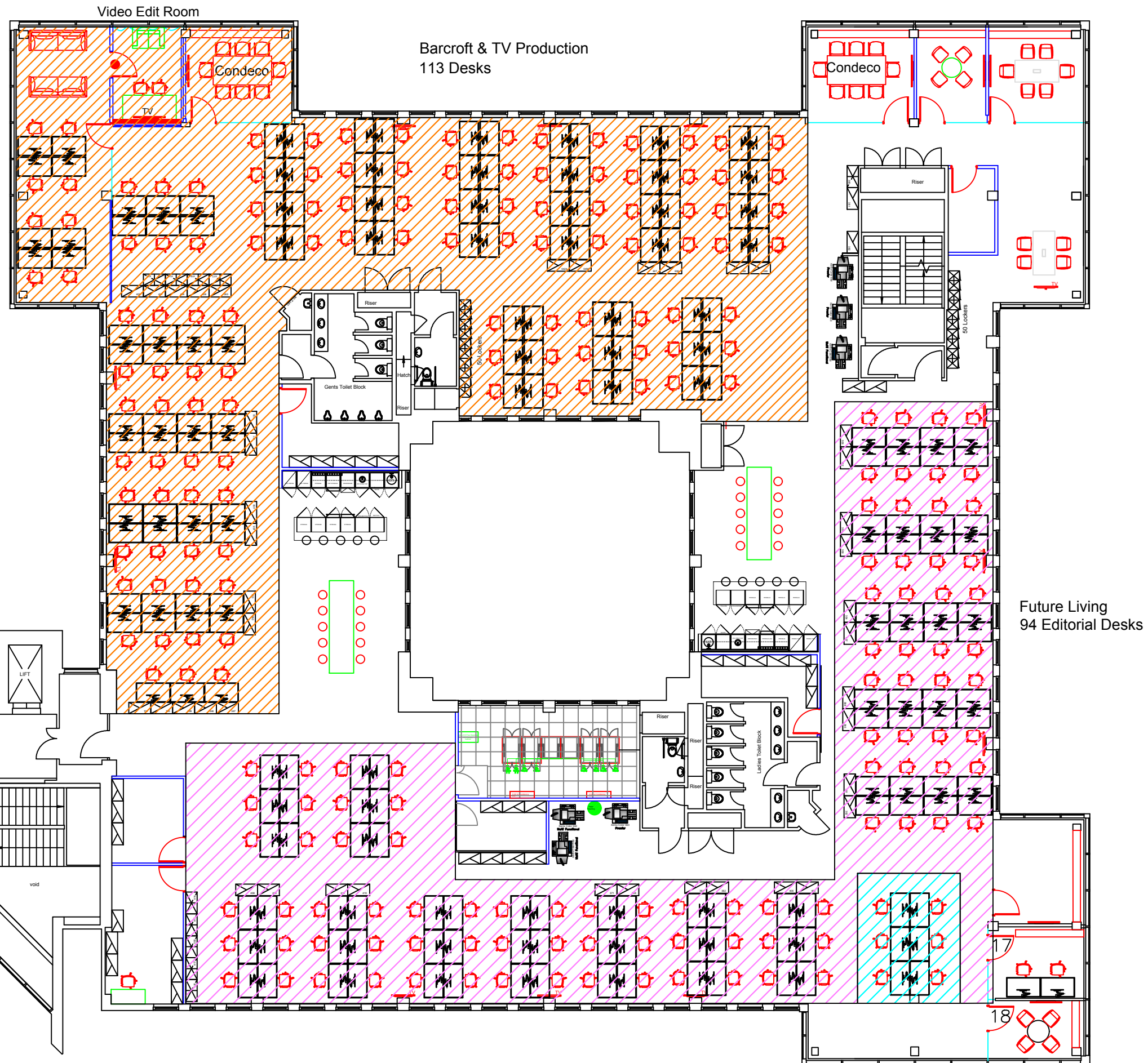


Future Living 113 desks

Future Passion 52 desks including Homes & Gardens Music Titles

01 Proposed Future /TI Restack Option 1	
Client: Future PLC	
Site: 161 Marsh Wall London E14 9AP	
Date:	3-Sep-20
Dwg No:	01FTI0920
Scale:	NTS
Drawn:	Paul R
Checked:	
Revision:	A

# 2nd Floor



Barcroft & TV Production  
113 Desks

Condeco

Future Living  
94 Editorial Desks

Future Business/Admin Support  
(6 Desks)

02 Proposed Future/TI Restack Option 1	
Client: Future PLC	
Site: 161 Marsh Wall London E14 9AP	
Date:	3-Sep-20
Dwg No:	02FTI0920
Scale:	NTS
Drawn:	Paul R
Checked:	
Revision:	A

**FUTURE**  
PLC

# 3rd Floor



Senior Management Area

Exec Admin 2

Technology 24 @7:10 Ratio =17 Desks

P&C 6 @7:10 Ratio =4 Desks

Finance 30 @7:10 Ratio =21 Desks

03 Proposed Future/TI Restack Option 1

Client: Future PLC  
Site: 161 Marsh Wall  
London E14 9AP

Date: 3-Sep-20

Dwg No: 03FTI0920

Scale: NTS

Drawn: Paul R

Checked:

Revision: A

**FUTURE**  
PLC