



OFFICE TO LET

THE CABOT

25 Cabot Square, London, E14 4QA

Newly refurbished Cat A+ and Cat A floors in a landmark Canary Wharf building benefitting from views across London.

3,612 TO 28,146 SQ FT

RX
LONDON

Summary

Available Size	3,612 to 28,146 sq ft
Rent	£42.50 - £45 per sq ft
Rates Payable	£15.77 per sq ft
Service Charge	£15.77 per sq ft
Estate Charge	£5.22 per sq ft CWG Estate
Total	£79.26 - £81.76 per sq ft
Car Parking	N/A
VAT	Applicable
EPC Rating	C (54)

Accommodation

The accommodation comprises the following areas:

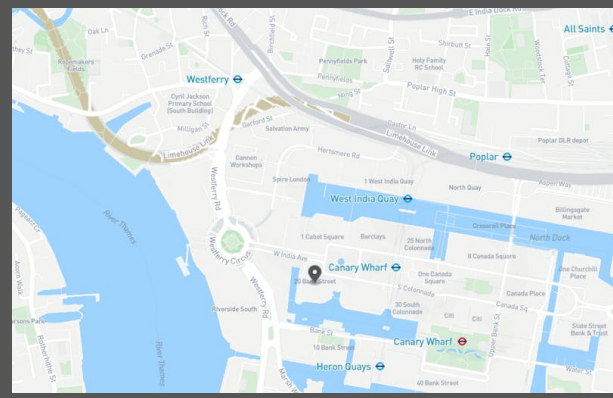
Name	sq ft	sq m	Availability
12th	24,534	2,279.28	Available
10th - Part	3,612	335.57	Available
Total	28,146	2,614.85	

Key Features

- New Cat A+ unit on part 10th floor
- Refurbished Cat A 12th floor
- Reception area to be remodelled and refurbished
- BREEAM Excellent
- Ground floor tenant lounge and cafe

Specification

Occupancy density 1:8 sq m
4-pipe fan coil air conditioning
2.75m floor to ceiling height
LED lighting
6 passenger lifts
Ground floor tenant lounge & cafe
BREEAM Excellent
18 showers
44 cycle spaces
96 lockers
Motorcycle and car spaces



Get in touch

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