



3 Scott House, Admirals Way, London, E14 9UG

An attractive office suite within a 3 storey office block located close to Canary Wharf and ready for immediate occupation.

- Benefits from a balcony view overlooking the Thames
- A stones throw from Canary Wharf
- 1 parking space included
- 5 minute walk from South Quay DLR Station

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Summary

Available Size	844 sq ft
Rent	£30,000.00 per annum
Price	Offers from £550,000.00
Rates Payable	£9,106.75 per annum
Rateable Value	£18,250
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office suite	844	78.41

Description

Scott House is a desirable 3 storey purpose built office block. The unit is on the 1st floor and is currently comprised of 2 meeting rooms, each with their own balcony, the balcony windows allow for ample natural light to enter the premises. The office suite is self contained, there are A.C units situated throughout the property and the main meeting room benefits from spot lighting. The property also benefits from timber flooring central heating and storage space. The premises also comes with a single parking space situated directly outside the property.

Location

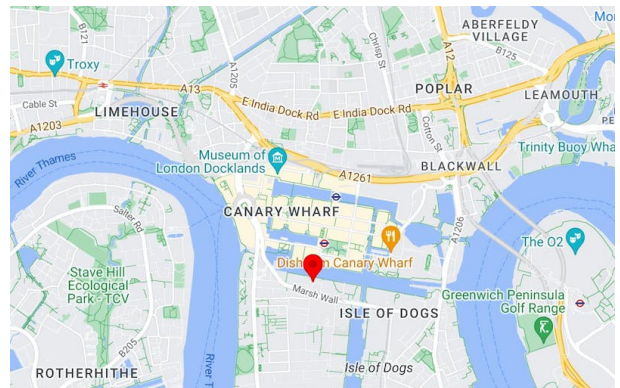
The unit is located on Admirals way which is situated just off Marsh Wall, the property faces the river Thames and adjoins South Quay Walk. It is 0.2 miles from South Quay DLR Station and located less than 0.5 miles from Canary Wharf Station. The station provides services on the Jubilee, Elizabeth and DLR lines, creating excellent links to Central and East London. All of the shops, restaurants, bars, gyms and amenities of Canary Wharf are also within easy walking distance.

Tenure

The property is available for purchase on a long leasehold of 199 years from 24 June 1984, alternatively a short term let is also available.

Legal Costs

Each party to bear their own legal costs with the purchaser to provide an undertaking for abortive costs should they withdraw from the transaction.



Viewing & Further Information

Reuben Reid-Williams MRICS

020 8221 9619 | 07932 875089

reuben.reid-williams@dobbinandsullivan.com

Nick Robinson MRICS

020 8221 9612 | 07983 731978

nick.robinson@dobbinandsullivan.com

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