

TO LET

Dobbin & Sullivan

Chartered Surveyors, Est 1991

MODERN OFFICE SPACE OVER 3 FLOORS, NEAR CANARY WHARF

JACK DASH HOUSE
2 LAWN HOUSE
LONDON
E14 9YQ

NET INTERNAL AREA: 1,779.74 M² / 19,157 SQ.FT

SECOND: 616.4 M² / 6,635 SQ.FT

THIRD: 623.7 M² / 6,714 SQ.FT

FOURTH: 480.6 M² / 5,173 SQ.FT

On behalf of



- **FLEXIBLE WORK ENVIRONMENT**
- **MODERN OFFICE SPACE**
- **5 MINUTE WALK FROM SOUTH QUAY DLR STATION**
- **ON SITE PARKING AVAILABLE**

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& Commercial Property
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Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that:

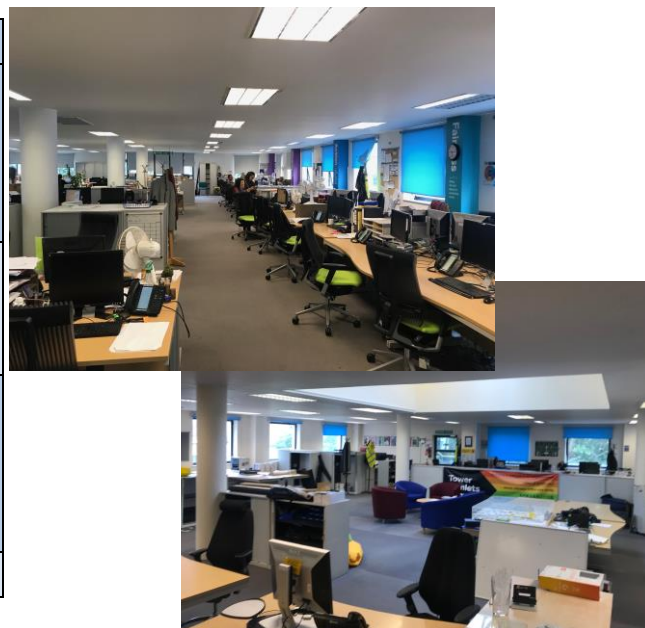
1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser must satisfy himself by inspection or otherwise 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, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property.

LOCATION: This location is within walking distance of all major Docklands office developments including Canary Wharf, South Quay and Harbour Exchange. Crossharbour and South Quay DLR stations are within easy walking distance, with Canary Wharf Jubilee Line Station being slightly further away. Canary Wharf Shopping Centre is also a short walk away providing access to several cafes, bars and restaurants.

DESCRIPTION: A modern office space over 3 floors with flexibal fitout. Each floor is separated into East and West Wings with a small communal area on each floor. There is a small amount of onsite parking available. These offices benefit from having a modern fit out with Air conition, raised floors for cabling and networking, double glazed windows on 3 elevations for excellent natural light and modern strip lighting.

ACCOMODATION:

Floor	Size (sq ft / sq m)	Rateable Value (Estimate)
East Wing	4,433sq ft / 411.9m ²	£60,549.30
West Wing	1,666 / 154.7m ²	£23,181.90
Communal area	536sq ft / 49.8m ²	£7,320.60
Second	6,635 sq ft / 616.4m²	£91,051.80
East Wing	4,677 sq ft / 434.5m ²	£63,871.50
West Wing	1,708 sq ft / 158.7m ²	£23,328.90
Third	6,714 sq ft / 623.7m²	£87,200.40
East Wing	3,557 sq ft / 330.5m ²	£48,583.50
West Wing	1,189 sq ft / 110.4m ²	£16,228.80
Communal area	427 sq ft / 39.7m ²	£5,835.90
Fourth	5,173 sq ft / 480.6m²	£70,648.20
Total	19,157 sq ft / 1,779.7m²	



RENT: Offices can be taken out on a floor by floor basis with rents charged at **£20** per Sq.Ft

EPC C – 67

LEASE: A new Full Repairing and Insuring Lease for a maximum term of 5 years with a mutual rolling break option after 3 years subject to 3 months written notice.

RATES: We estimate business rates are **£7 per Sq.Ft**. We recommend any in going tenant make their own enquiries to the local authority for further confirmation.

LEGAL COSTS: The ingoing tenant will be required to pay the Council’s legal costs, expected to be around £1,750. An undertaking will need to be entered into prior to the Council’s solicitors forwarding lease documentation.

VIEWING: Strictly by appointment through the landlord’s sole agents.



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IF YOU WISH TO VIEW FURTHER PROPERTIES ON OUR REGISTER PLEASE VISIT OUR WEBSITE:

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