

AIR CONDITIONED OFFICE

1,835 SQ FT

TO LET

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1<sup>st</sup> Floor East, Moorfoot House, Meridian Gate, 221 Marsh Wall, London E14 9FH

## Location

Moorfoot House is located within the popular Meridian Gate development on the north side of Marsh Wall opposite the junction with Limeharbour. South Quay DLR station is close by with regular services to the City, Stratford and City Airport. Canary Wharf is within 10 minutes walk offering excellent retail and restaurants and Jubilee Line underground services to the West End.

## Description

The available space comprises part of the first floor. The accommodation offers open plan design with allocated private car parking.



## Accommodation

1,835 sq ft

## Specification

- Versatemp air conditioning
- Entryphone system
- Good natural light
- Suspended ceiling
- Raised floors
- 24 hour manned security
- Reception area
- Meeting room
- 2 passenger lifts
- Allocated private car parking

## Lease

The property is available on a new lease.

## Rent

£25 per sq ft.

## Business Rates

TBA

## Service Charge

TBA

## Energy Performance Assessment Rating

An EPC has been commissioned and will be available shortly.

## Legal Costs

Each party to be responsible for their own legal costs in relation to this transaction.

## Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



**BEN PATER**  
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