

QUEBEC WHARF

E14 7AF



- 2,799 to 18,472 sq ft
- Self contained units
- Kitchenettes
- Easy access to A13 and other key
- Secure private estate
- Private parking bays outside units
- Private W/C in each unit

Suite 8, Beaufort Court

Admirals Way

London

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020 740 400 40

info@cherryman.co.uk

Cherryman

Description

The development is built up of 10 self-contained units which are let to a variety of occupiers (building contractors, accountants, specialist IT co and computer based test centre). Each unit was fitted out to provide a flexibility by combining both offices with storage/light industrial if required.

The units in the estate vary in size and range from 2,799 sq.ft to 5,339 sq.ft. Its possible to combine units 1 and 2 to form a single unit of 9,817 sq.ft - Each unit benefits from having the following amenities:

- 2 external parking spaces per unit
- Air conditioning
- Male and Female w/c's
- Kitchen facilities
- Raised floors
- Suspended ceilings
- Secured gate entrance

Location

Quebec Wharf is a small business development located 12 minutes' walk to the north west of Canary Wharf Estate. Located on Thomas Road it's just a few meters along from the junction with Burdette Road, the development also backs on to the Limehouse Cut canal providing waterside views.

Limehouse & Westferry DLR stations are 7 minutes' walk away and provide direct links to Bank, Canary Wharf, Lewisham and Stratford. The Jubilee Line and Elizabth Line Underground station at Canary Wharf also gives direct links into the West End & Stratford.

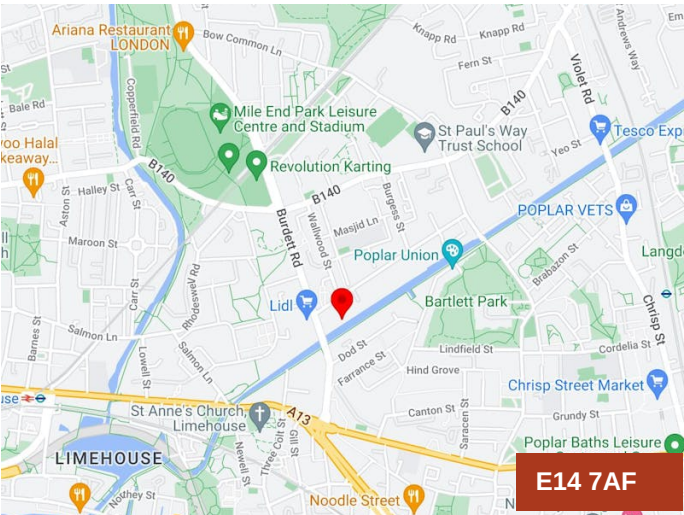
Accommodation

The accommodation comprises of the following

Name	sq ft	Total year	Availability
Unit - 1	4,474	£147,642	Available
Unit - 2	5,339	£176,187	Available
Unit - 7	2,928	£96,624	Available
Unit - 8	2,928	£96,624	Available
Unit - 9	2,928	£73,200	Available
Unit - 10	2,799	£92,367	Available

Viewings

Please liaise with Colin Leslie to arrange viewing and



access.

Terms

New lease terms are available directly from the landlord.

Colin Leslie

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IMPORTANT NOTICE

Important Whilst the particulars contained in this document are believed to be correct at the time of going to press, their accuracy is not guaranteed, and any intending purchaser or tenant must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. The agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a guide only and do not constitute part of the contract.
2. No person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

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