



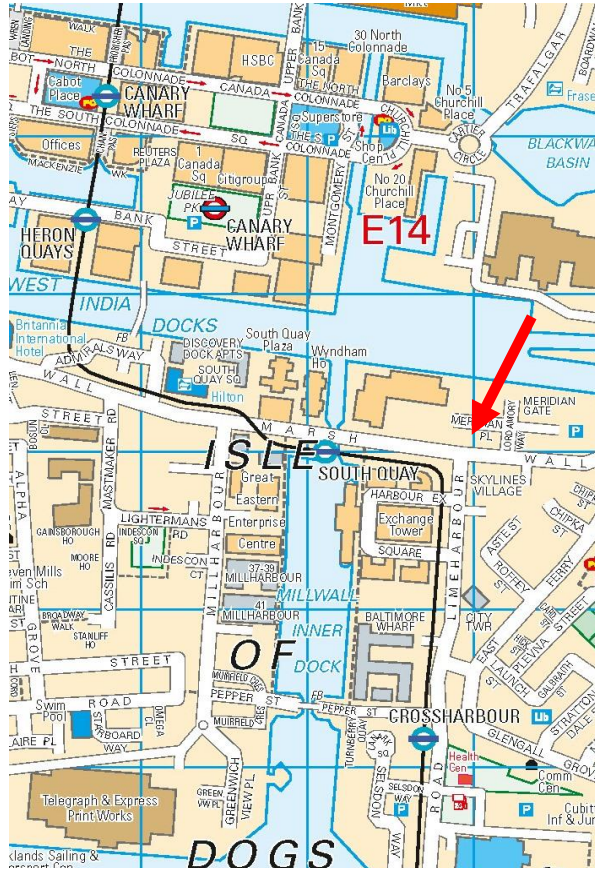
COMMERCIAL RETAIL & OFFICE UNITS TO LET

463 - 4,467 sq ft (43 sq.m – 415 sq.m)

AMORY TOWER, 203 Marsh Wall, London, E14 9ZN

Cherryman

Map



Location

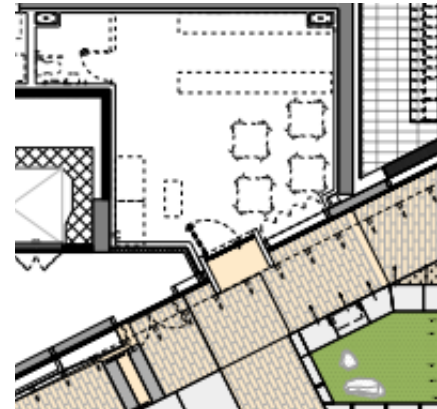
Amory Tower is a new development by LBS Properties located within 8 minutes of Canary Wharf in the South Quay area, which has undergone significant residential led development of high-rise buildings in the last 10 years a trend which looks set to continue to grow in the coming years. The South Quay area sits alongside the established Canary Wharf commercial district.

Amory Tower is a development with 423 residential apartments and also provides a ground floor retail unit (463 sq.ft) and mezzanine office level (4,467 sq.ft) with its own private entrance (stairwell/lift) from street level.

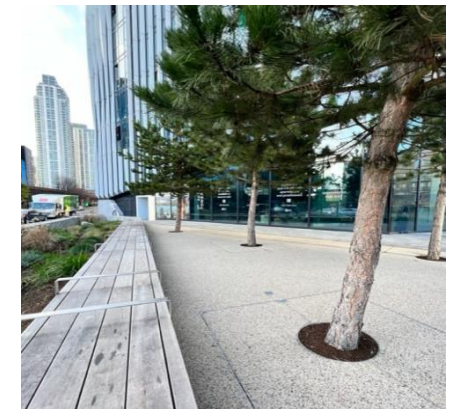
For a virtual tour of the commercial space please click [here](#).



Retail Unit facing Marsh Wall



Retail/Café unit plan and external seating area



Retail/Café External seating area

Availability

Commercial Space	Use	SQ.M	SQ.FT	Quoting Rent	Rates Payable	Service charge
Retail Unit	Retail/Cafe	43.00	463	£45.00 psf	Est £9.50 psf	£3.69
Mezzanine Level	Office	415.00	4,467	£35.00 psf	Est £9.50 psf	£3.69

Condition

The retail unit is finished to a shell a condition with a glazed shop frontage installed. The office mezzanine level is finished to shell with a raised floor and ventilation system in situ. The mezzanine level also has its own staircase and lift from a private ground floor entrance.

The landlord is willing to assist/contribute to an incoming tenants fit-out.

Planning

The commercial space was originally granted planning consent for retail (A1/A3) and office space (B1). However, with the introduction of Class E in September 2020 alternative uses (i.e medical clinic, nursery) can be considered, subject to planning and landlord consent.



Amory Tower development ground floor plan and landscaped gardens



Mezzanine Office Level



Mezzanine private entrance and staircase

Quoting Rent

The current quoting rent for the retail unit is £45.00 psf + VAT.

The mezzanine level is quoting a lower rent of £35.00 psf + VAT.

These costs are exclusive or rates payable, service charge and utilities.

Lease Term

A new FRI lease is available directly from the landlord.

Business Rates

The occupier will be responsible for the payment of Business Rates. The rates payable are estimated to be equivalent to £9.50 per sq.ft.

Service Charge

The current years' Service Charge equates to £3.69 psf.

VAT

The property is elected for VAT.

Energy Performance Certificate

Further detail available on request.

Contact



Colin Leslie colin@cherryman.co.uk

Bob Ashton bob@cherryman.co.uk

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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.

You should be advised that the Code of Practice on commercial leases in England & Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor, or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.