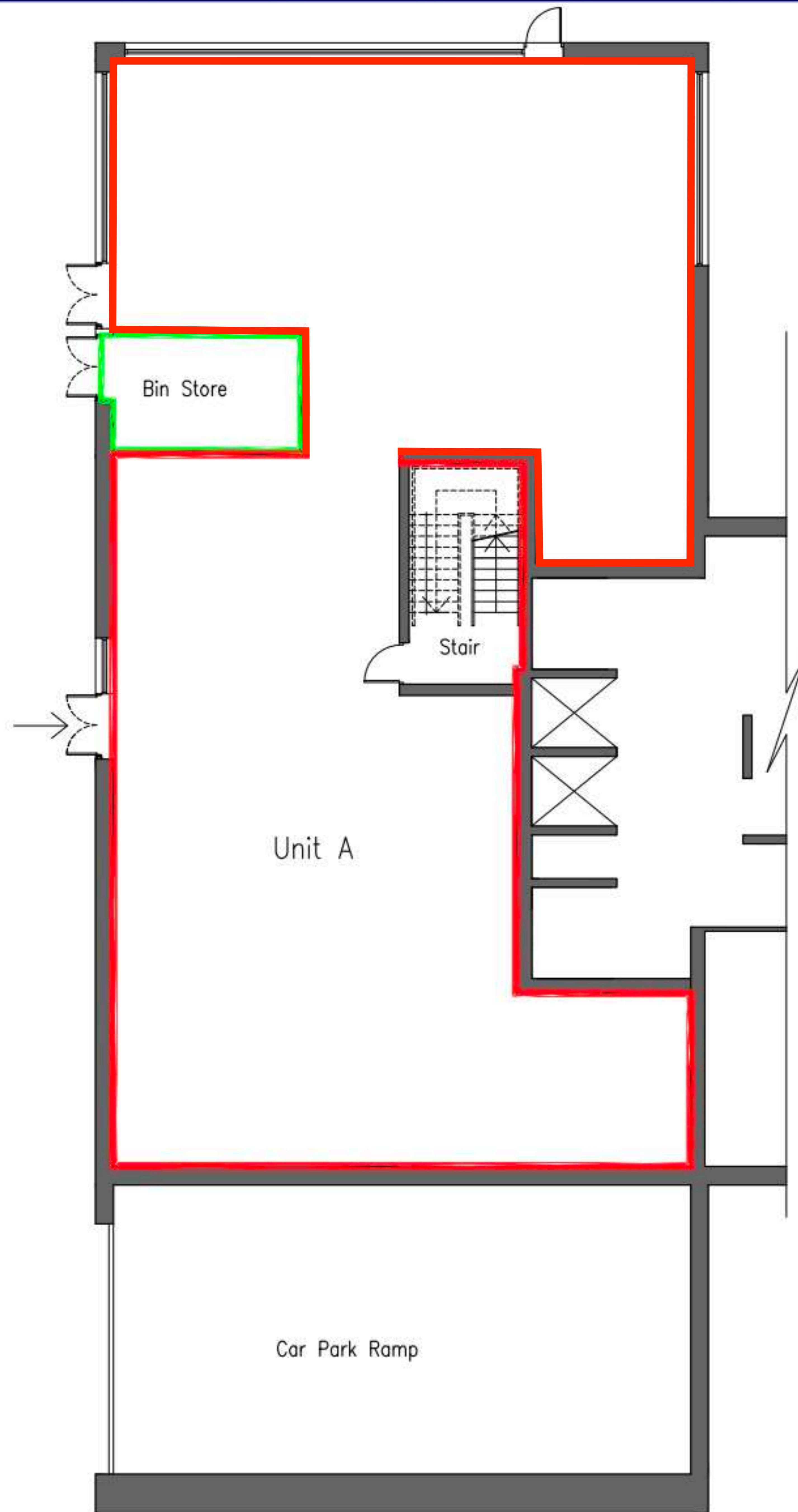


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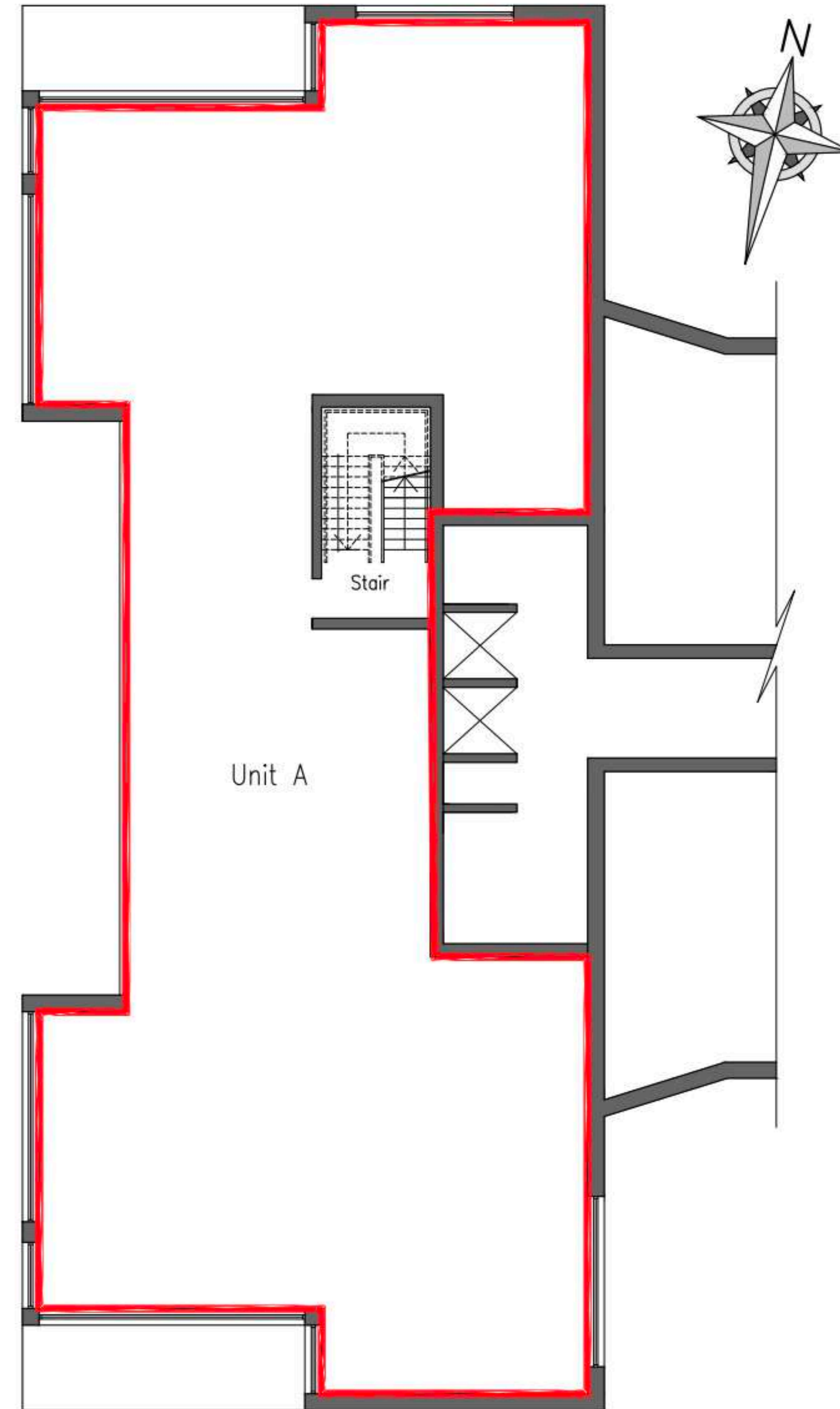
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**SEQUOIA  
HOUSE,  
QUEBEC WAY,  
CANADA  
WATER,  
SE16**



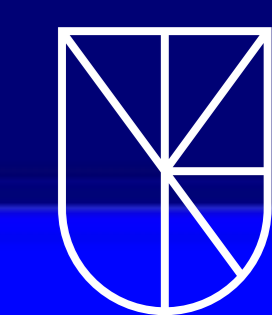


Ground Floor Plan (Part)  
Scale: 1:200



First Floor Plan (Part)  
Scale: 1:200

# Sequoia House - Prominent Class E Commercial Unit For Sale

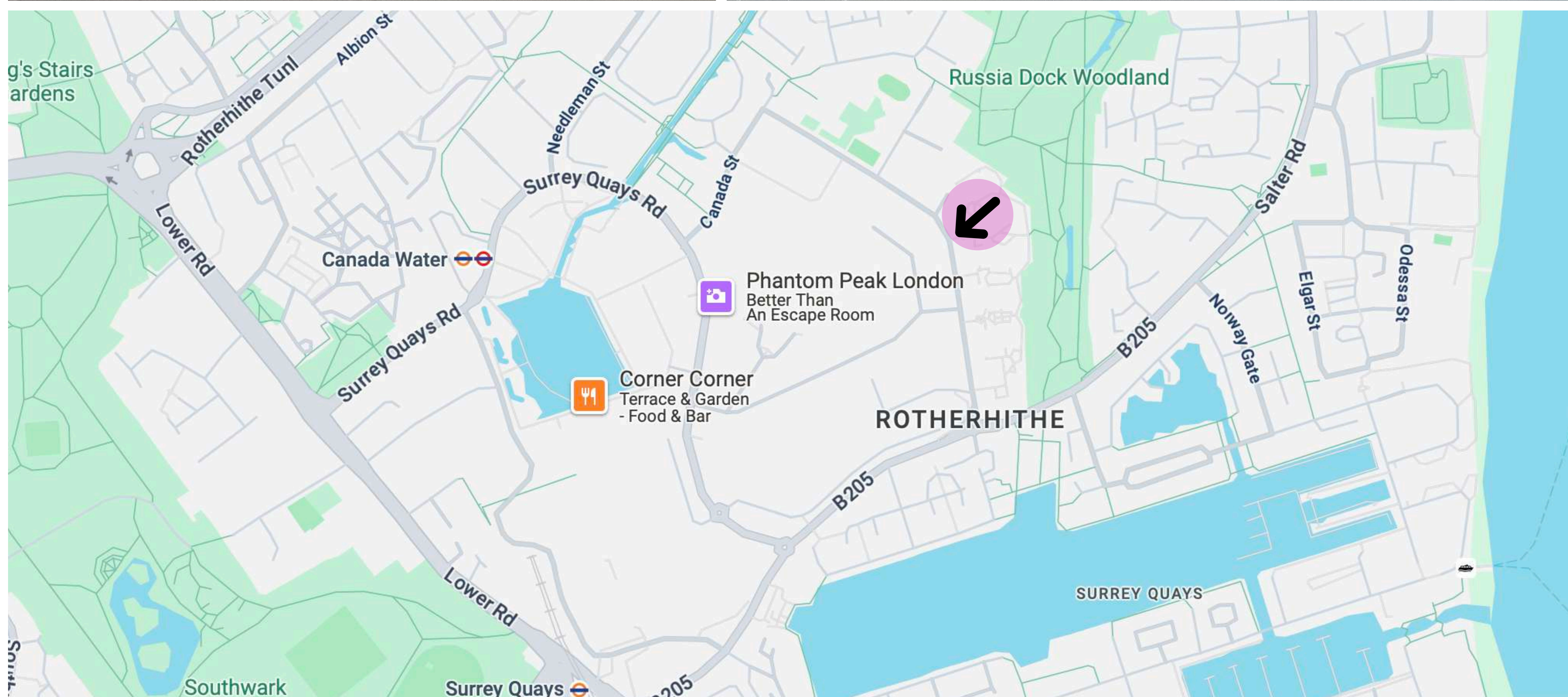


**Location:** Sequoia House sits in a prominent position on the eastern side of Quebec Way, directly opposite the Printworks redevelopment. Printworks is part of British Land's masterplan which is delivering around 3,000 new homes to the surrounding area along with a million sq ft of shops, restaurants, culture and leisure as well as two million sq ft of workspace.

This location is well served by public transport with Canada Water Station (Jubilee and Windrush lines) ten minutes walk to the west, while there are also numerous bus stops in the vicinity providing access to Bermondsey and Deptford. The Rotherhithe Tunnel is 5 minutes drive to the north west giving access to the other side of the river.

**Description:** The unit is arranged over ground floor and first floors with a generous corner frontage onto Quebec Way. There is potential for an area of external space in front of the unit to further enhance the visibility and there are multiple private balconies on the first floor. The space is being handed over in shell and core condition, with capped off services and shopfronts installed. There are two 3 phase power supplies in the unit.

The unit benefits from Class E use and would suit a range of workspace, fitness, F&B or healthcare occupiers, however alternative uses will be considered.



**Accommodation:**

Ground Floor: 3,068 sq ft (285.0 sq m)  
 First Floor: 3,473 sq ft (322.6 sq m)  
**Total: 6,541 sq ft (607.7 sq m)**

\* Please note all sizes are subject to measurement.

**Opportunity:** A new long leasehold is being offered direct from the landlord.

**Price:** On application

**Service Charge:** TBC

**Business Rates:** The unit has not been assessed yet. Interested parties are advised to make their own enquires with London Borough of Southwark.

**EPC:** Available upon request

**VAT:** VAT will be applicable on all rents, service charge rents and insurance rents.

**Viewing:** By appointment with sole agents Niek Co.

**Contact:** Max Taylor-Smith  
[max@niekco.com](mailto:max@niekco.com)  
 +44(0)7765 251 016



Canada Water Station (10 min walk)



Surrey Quays Station (12 min walk)



Rotherhithe Tunnel (5 min drive)



Greenland Surrey Quays Pier (15 min walk)

"These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details. VAT may be payable on rents, prices or premiums. Photographs are for illustrations only and may depict items which are not included in the sale or leasing of the property."

