

**fisher  
german**

# 11 Westferry Circus

Leasehold | Offices

Canary Wharf, E14 4HD

2,977 - 30,478 Sq.ft (276.5 - 2,830.5 Sq.m)



**To let** | £35.00 - £45.00 psf pa



## Key information



### Rent

£35.00 - £45.00  
(per sq ft pa excl.)



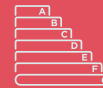
### Service charge

£17.77  
(per sq ft pa excl.)



### Business Rates

Est. £17.23  
(per sq ft pa)



### EPC rating

B

## 11 Westferry Circus

2,977 - 30,478 Sq.ft (276.5 - 2,830.5 Sq.m)

### Description

Westferry House is a landmark 140,000 sq ft office building occupying a prominent corner position at the western gateway to Canary Wharf, one of Europe's most prestigious business districts. Designed by award-winning architects Scott Brownrigg, the building combines Grade A office space with modern design and a prime riverside location.

- The 8<sup>th</sup> floor features a fitted layout with a private terrace overlooking the River Thames
- The 1st floor units will be available fitted and furnished from April 2026.
- Secure underground parking is available to tenants
- The landlord is open to delivering tailored fit outs and furnishings to meet occupier needs, subject to commitment.

## Amenities



Managed  
Reception



Raised Floor  
Access



Shower &  
Bike Storage



75 Parking  
spaces



Private  
Terrace



Live Internet  
Connectivity -  
No Wayleave

## Further information

### Lease Terms

A new Lease is available direct from the Landlord.

### Rent

9th Floor - £45.00 per sq ft

8th Floor - £35.00 per sq ft

1st Floor - £35.00 per sq ft

### Business Rates

£17.23 per sq ft pa.

### Service Charge

£17.77 per sq ft

### Estate Charge

£4.39 per sq ft

### EPC

The EPC rating is B.

### VAT

The property is elected for VAT which is therefore payable on rent and service charge.

### Viewings

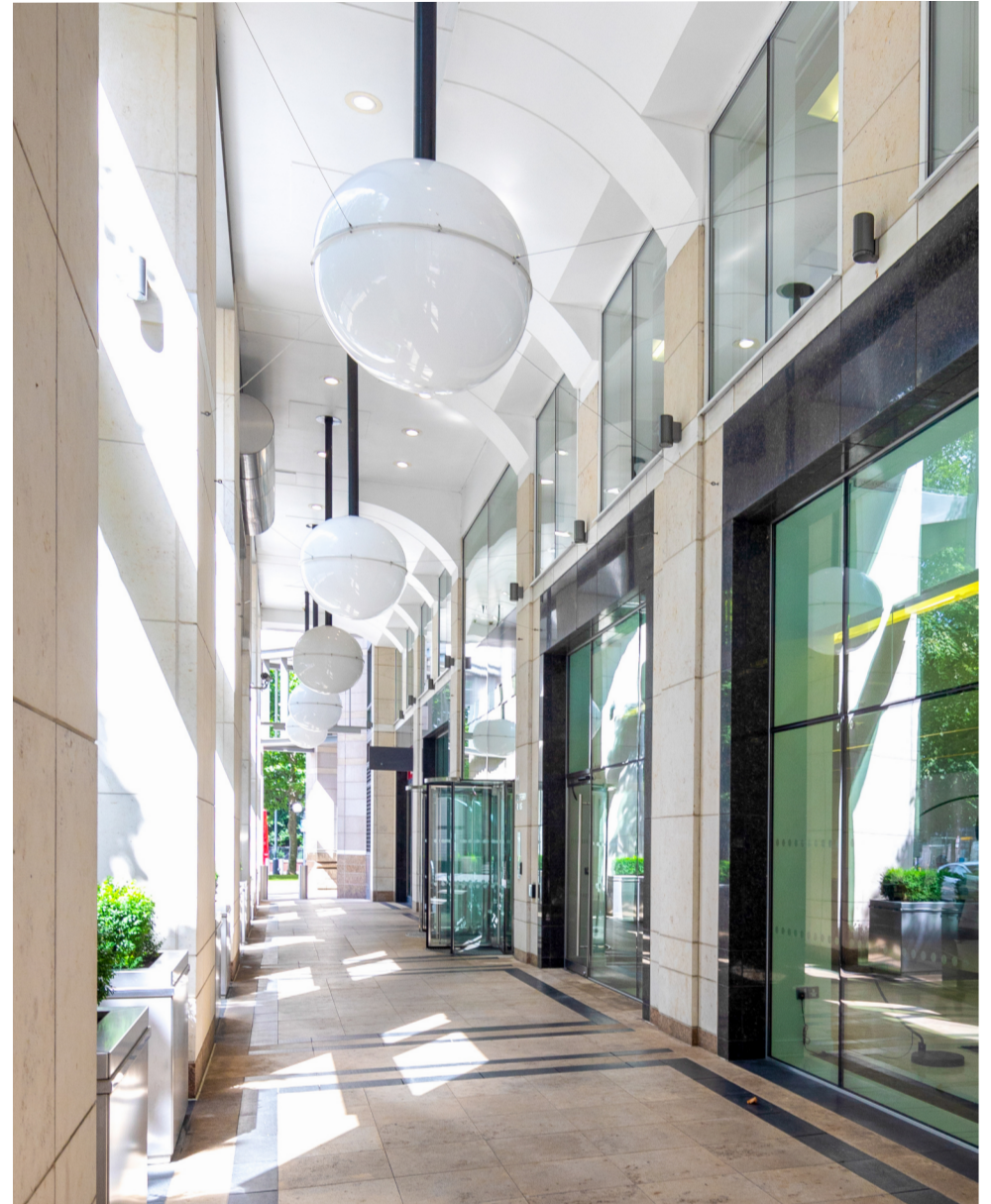
Strictly by prior arrangement with the joint agents Fisher German and BNP Paribas Real Estate.

## Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Ninth Floor (Private Terrace)	2,977	276.5
Eighth Floor (Private Terrace)	14,486	1,345
First Floor West (Under Offer)	7,100	660
First Floor East	5,915	549
<b>TOTAL</b>	<b>30,478</b>	<b>2,830.5</b>







9<sup>th</sup> Floor Terrace



# 9th Floor Layout

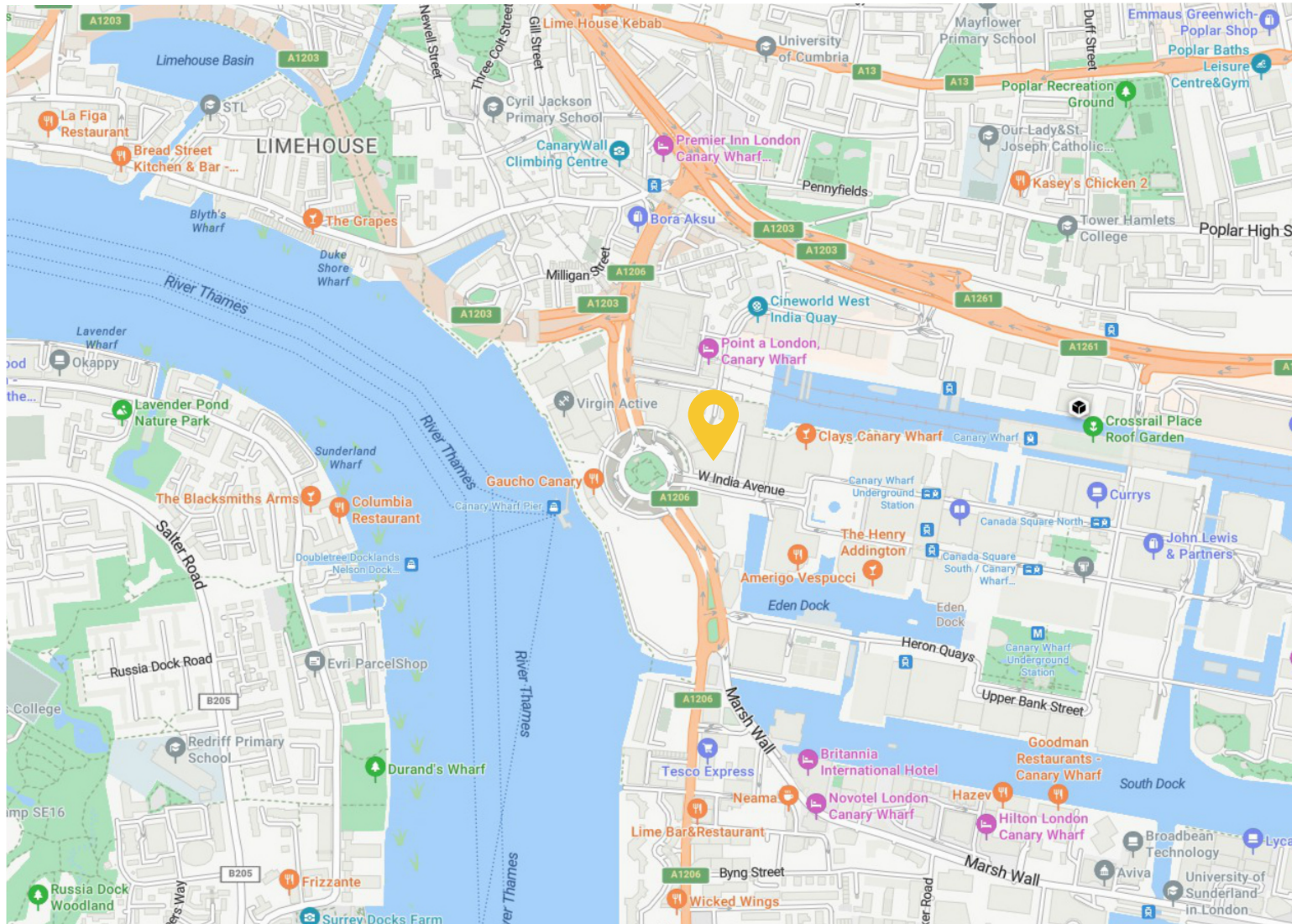




# 1st Floor Layout



## Location Map



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

### Location

Address: 11 Westferry Circus,  
London E14 4HD

What3words: ///trees.gown.double

### Nearest Station

Westferry DLR:

6 min walk

Canary Wharf Jubilee Line &  
Elizabeth Line:

6 min walk

Canary Wharf Pier:

9 min walk

### Nearest Airport

London City Airport: 4 miles

## Contact us



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Particulars dated April 2026. Photographs dated 2025.



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