

THE COLUMBUS BUILDING, 7 WESTFERRY CIRCUS  
LONDON E14 4HD

13,476 - 13,476 SQ FT



## DESCRIPTION

The Columbus Building comprises 160,000 sq ft of Grade A office space together with ground floor retail. The remodelled dual entrance reception with entrances from Westferry Circus and Columbus Courtyard provides a dedicated lounge for occupiers.

The available 8th floor (13,476 sq ft) benefits from an exceptional fit out, exposed services and large private terrace overlooking the River Thames towards Central London.

The 7th floor (15,487 sq ft) is also available direct from the landlord providing a contiguous option of 28,963 sq ft.

## LOCATION

Canary Wharf is one of Europe's most vibrant business districts. There are hundreds of lively restaurants and bars including the newly opened Market Halls and funfair experience Fairgame. It even has open water swimming at Middle Dock for those that fancy a lunch time dip.

The Elizabeth line, Underground (Jubilee), DLR and Uber Boat make getting to and from Canary Wharf easy. The Columbus Building is a short walk to Canary Wharf stations which connect you to Bank in 11 mins, Liverpool Street in 6 mins, Green Park in 15mins and Tottenham Court Road in 12 mins. London City Airport can be reached in 15 minutes via DLR and the Elizabeth line will get you to Heathrow in just 45 minutes.

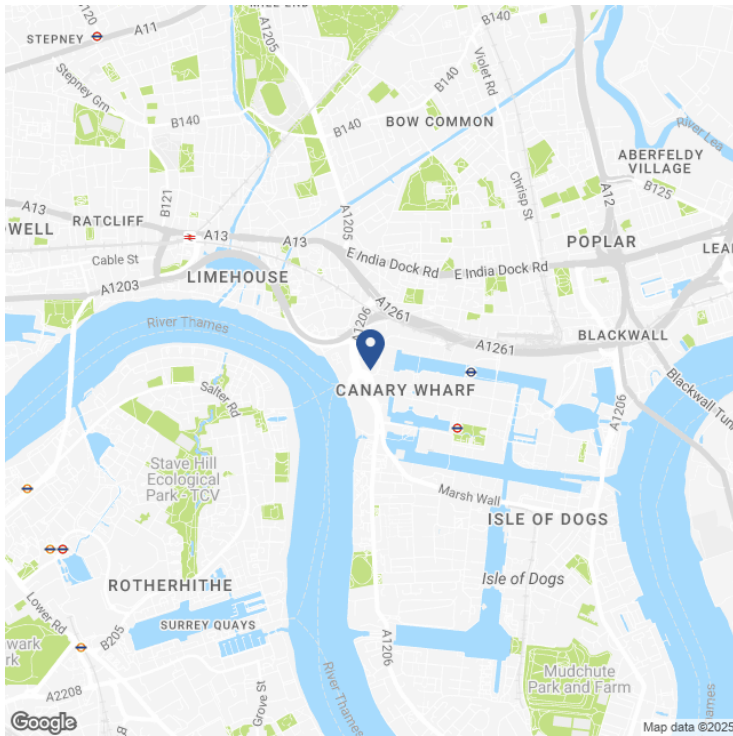


## SPECIFICATION

- Private terrace with expansive river views.
- Exceptional fit out offering 'plug & play' space.
- Reception and lounge area.
- 3 x boardrooms.
- 4 x 6-8 person meeting rooms.
- 3 x private offices.
- Meeting booth and call rooms.
- Large kitchen and multiple breakout spaces.
- Dual entrance building reception.
- 4 x 24 person passenger lifts and goods lift.
- End of trip cycle storage and shower facilities.
- Carparking available by separate arrangement.

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
8TH PRIVATE TERRACE	13,476	1,252
<b>TOTAL</b>	<b>13,476</b>	<b>1,252</b>



## TENURE

<b>Lease:</b>	Available by way of sublease or assignment to 12th April 2027.
<b>Guide Rent:</b>	£51.25 per sq ft Passing Rent
<b>Rates Estimate:</b>	£17.49 per sq ft
<b>Service Charge:</b>	£11.56 per sq ft
<b>VAT:</b>	Elected.
<b>EPC:</b>	B

## CONTACT

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## FURTHER INFORMATION

