

# To Let

## Office 0 sq ft NIA

40 Bank Street, London, Greater London, E14 5NR



### Summary

- 40 Bank Street is a low-rise tower building offering Grade A office accommodation on the Canary Wharf estate.
- Type: Office
- Tenure: To Let
- Size: 0 sq ft NIA
- Rent: Available on Request

### Highlights

- Excellent Communication Links
- Approximately 1m Sq Ft of Retail, Restaurant, and Bars
- 30 Acres of open spaces
- Over 100 events every year

## Location

Situated to the south of the Jubilee Line, overlooking the docks on the southern side of the Canary Wharf estate.

## Availability

Recently refurbished to Category A, the part 2nd floor comprising of 1,917 sq ft is available with the benefit of a mainly open plan fit out and part 3rd floor can be split to create units from 2,000 sq ft to 10,538 sq ft.

Floor / Unit	Size	Condition	Availability
3rd	10,539 sq ft	refurbished	Under offer

## Specification

Recently refurbished to Category A (part level 3),  
Part Level 2 benefits from a mainly open plan fit out,  
N+1 Design Philosophy,  
2.75 metres floor to ceiling height,  
200mm raised floor,  
Diverse electrical supplies,  
17 Passenger lifts,  
2 Goods lifts,  
1500 KVA U.P.S.  
2x 2000KVA standby generator.

## Availability

Floor	sq ft	sq m
Floor 3	2,000-10,538	185.80-979.00
Floor 2	1,971	183.11

## Terms

The accommodation is available by way of a new lease for a term by arrangement.

## Viewings

Strictly by appointment by the joint sole agents.

## Amenities

- Good Ceiling Height
- Lifts
- Raised floors
- Suspended Ceiling
- 24 hour access
- Air-Conditioning
- Bike Storage
- Car Parking

- Manned reception
- Multiple data communications providers
- Natural light
- Recently refurbished
- Suspended metal tiled ceilings

## Energy Performance Rating

This property has been graded as 119(E).

## Rent

Available on Request

## Business Rates

Rates Payable: £16.26 per sq ft

## Service Charge

£11.12 per sq ft

Exclusive of £3.49 psf Estate Charge



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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