



# To let

Retail Unit 15

Canary Wharf underground Station,  
E14 4HJ



Canary Wharf is a London Underground station at Canary Wharf and is on the Jubilee line, between Canada Water and North Greenwich stations. The Canary Wharf Estate now includes over 1.5m sqm of retail and office space. This covers Canada water, Cabot Square and Westferry Circus, together with Heron Quays, West India Quay and Wood Wharf. The new TfL development within the station has provided TfL with an opportunity to provide a 'critical mass' of retail.

Over 30 million people pass through the station each year, making it second busiest on the London Underground outside Central London after Stratford, and the busiest that serves only a single line.

## Zone 2

London Underground station

## 30.86 million

Annual Station Footfall



**Description:**

This unit is located in a central location within the station, on the Western Concourse at the bottom of the main escalators. The Western Concourse at Canary Wharf Station connects Canada Place and Jubilee Place malls.

**Unit Size:**

322 sq ft (29.9 sq m).

**Services:**

Power, Water & Drainage.

**Usage:**

Retail, F&B & Services.

**Lease:**

5 year lease, contracted outside the Landlord & Tenant Act.

Annual RPI +1% for the rent review applicable.

**Rent:**

The rent payable to be an agreed base rent or an agreed percentage of gross turnover, whichever is the higher and will be net of VAT and exclusive of rates.

**Rates:**

Interested parties are advised to contact the VOA directly for more information.

**Legal Costs:**

Each party is to be responsible for their own legal costs.

**Offers:**

Interested parties will be expected to provide a full business case with financials.

**ALL ENQUIRIES:**

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