



# Retail Unit

17 South Colonnade  
Canary Wharf, DLR

Places  
for  
London

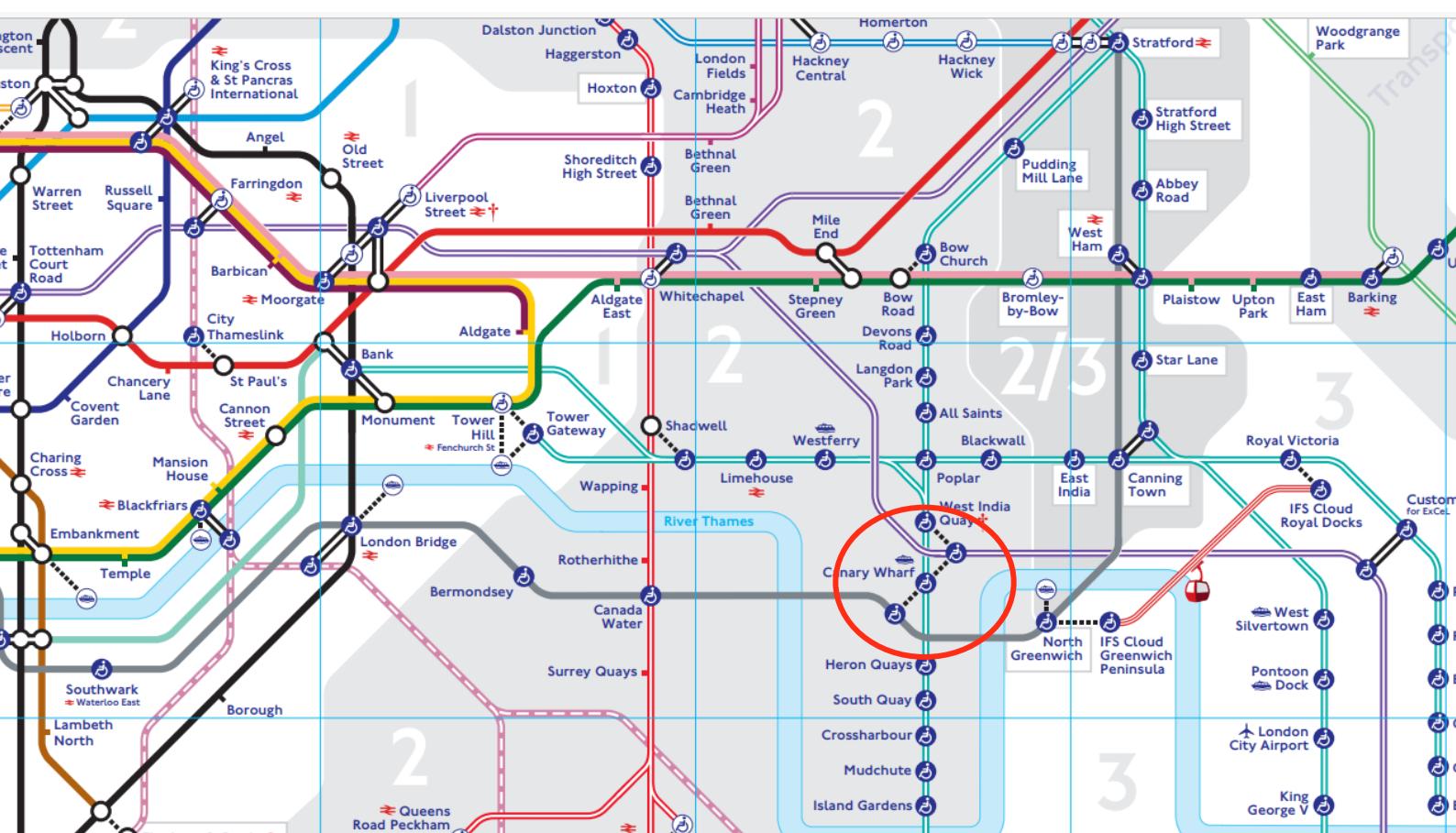
 The TfL Property  
Company

Canary Wharf is a leading global business district, home to major corporates, premium retail, restaurants, and a growing residential community. The Canary Wharf Estate covers over 1.5 million sqm of retail and office space and offers a vibrant, high-footfall environment throughout the week. Canary Wharf DLR Station is built into One Canada Square and serves the Canary Wharf office complex. It is a short walk from Canary Wharf underground and Elizabeth line stations as well as Heron Quays DLR station.

Zone 2

33.1 million

Annual Station Footfall  
(Underground).



**Description:**

The subject premises is situated in the DLR station at the bottom of the escalator, opposite to Tortilla, and adjacent to Chopstix and Paddy power. The unit is simple configuration and in reasonable condition. The unit has not been stripped out and Starbucks fit out still remains in place.

**Unit Size:**

Ground/Total 95.93 sq m / 1,025.71 sq ft

## Services:

## Power, water and drainage

Use:

## Exercise class

**Lease:**

5 -10 year lease, contracted outside the Landlord & Tenant Act 1954, part II.

### Rent:

The rent payable to be a £180,000 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 and accompanying landlord pack describing proposed use.

#### ALL ENQUIRIES:

Victoria Davies  
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 CUSHMAN &  
WAKEFIELD

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