

Westferry House



11 Westferry Circus  
Canary Wharf

w



A cornerstone building,  
situated at the western  
gateway to Europe's  
most successful  
business district.

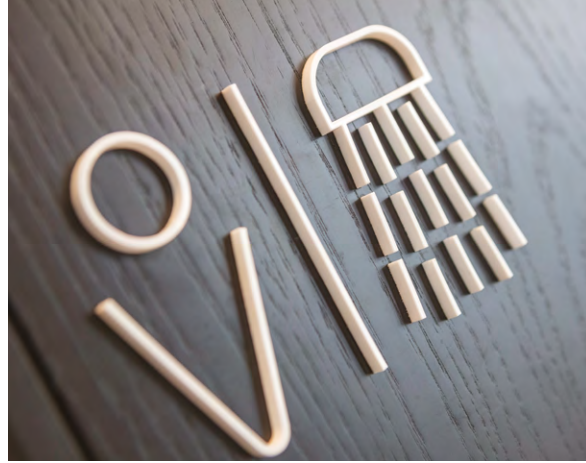


## Redesigned and expanded, Westferry House combines Grade A commercial office space and original thinking.

### Specification

- Fully refurbished
- Fan coil air-conditioning
- Suspended metal tiled ceilings
- Fully accessible raised floors
- 4 x passenger lifts
- Male/female and disabled WCs on each floor
- Basement showers and bike racks
- Upgraded reception
- Car parking available
- EPC Rating - D(98)







Newly refurbished,  
bright workspace with  
contemporary finishes.

The available office floors are:

Floor	Sq M	Sq Ft
Fourth	1,565	16,848
Part Third	745	8,016
<b>Total</b>	<b>2,310</b>	<b>24,864</b>

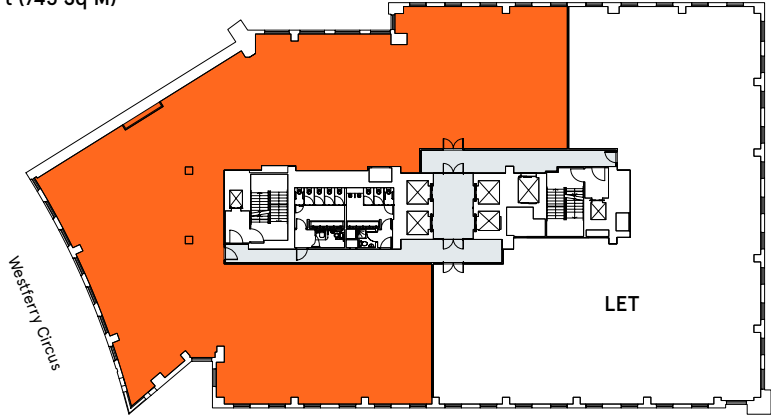
Measured on an NIA basis.





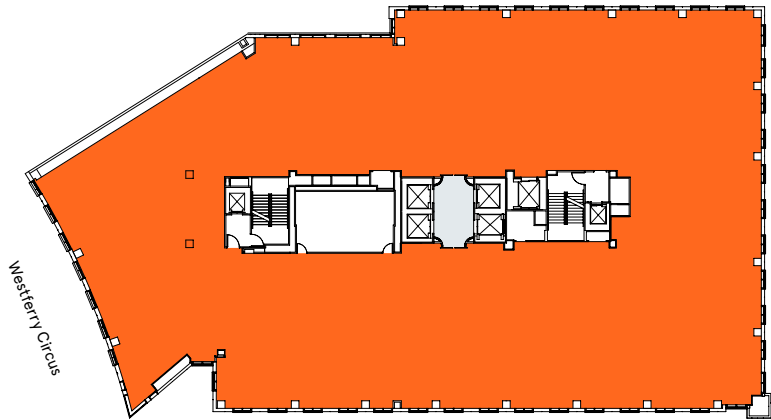
### Part Third Floor Plan

8,016 Sq Ft (745 Sq M)



### Fourth Floor Plan

16,848 Sq Ft (1,565 Sq M)



For indicative purposes only (not to scale).





Canary Wharf's 16 million sq ft of sought after office space has attracted some of the world's most respected and successful companies.

It offers occupiers a world class retail offering – with over 300 shops, cafés, bars and restaurants. An envied arts programme also sees over 100 performing arts and events take place across the estate every year.

### Connections

Bank		14 minutes
Tower Gateway		14 minutes
London Bridge		16 minutes
Liverpool Street		19 minutes
Waterloo		19 minutes
Stratford		19 minutes
City Airport		20 minutes
King's Cross St Pancras		25 minutes
Gatwick Airport		51 minutes
Heathrow Airport		53 minutes

All journey times taken from the building. Source: TfL

### Local Occupiers

J.P.Morgan

BARCLAYS CAPITAL

citibank

Munich RE

THOMSON REUTERS

MetLife

KPMG

CREDIT SUISSE

FitchRatings

Morgan Stanley





A waterside location, surrounded by exceptional amenities and transport.





[www.westferryhouse.london](http://www.westferryhouse.london)

An enviable position amongst  
the landmarks, overlooking the  
tranquil Westferry Circus.

## Terms

Upon application.

## Further Information

To arrange a viewing, please contact the joint sole letting agents:

Peter Gray  
020 7861 1304  
peter.gray@knightfrank.com

James Gillett  
020 7409 8961  
jgillett@savills.com

Toby Pritchard-Davies  
020 7861 5212  
toby.pritchard-davies@knightfrank.com

Alice Murray  
020 7075 2866  
almurray@savills.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Savills in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP, Savills or any of their employees has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. September 2018.