

Est.1955

Tarn
&Tarn

1-4 ANDERSENS
WHARF
20 COPENHAGEN
PLACE
LIMEHOUSE
LONDON
E14 7DX

CANAL-SIDE CLASS
E UNIT WITH
DEVELOPMENT
POTENTIAL
3,830 FT²



DESCRIPTION

A rare opportunity to acquire a self-contained Class E unit in a purpose-built, mixed-use building, directly overlooking the canal. Arranged over lower and upper ground floors, the unit benefits from abundant natural light, open-plan office space, multiple glazed meeting rooms, a kitchenette, and WC facilities. Previously granted planning permission in 2019 for conversion into four 2-bedroom apartments, the property offers strong development potential or immediate occupation, making it an attractive proposition for investors and developers.

SUMMARY

- Canalside development within walking distance of Canary Wharf Station
- Self-contained
- Good natural light
- Meeting rooms
- WC & Shower facilities
- Kitchen
- Parking
- Planning previously approved for 4 x 2-bedroom apartment



LOCATION

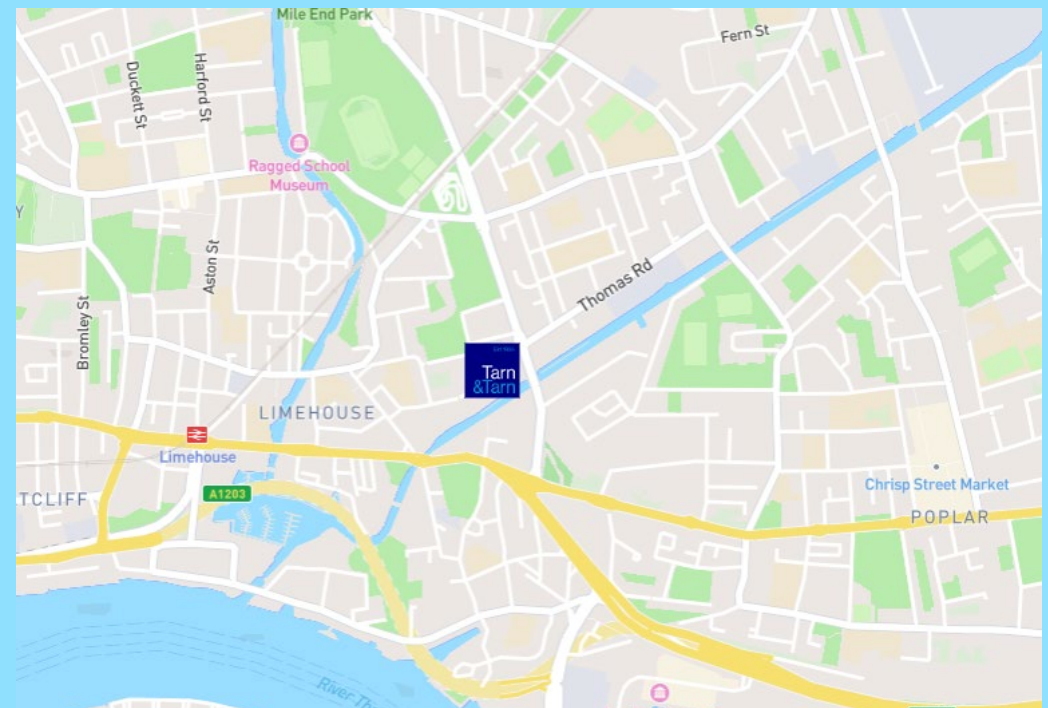
THE AREA

The building is located on the south side of Copenhagen Place, running parallel to the canal. It offers direct access to the A13 and benefits from good transport links, with Westferry DLR station approximately 0.5 miles to the south-east. The surrounding area provides a range of amenities, including national supermarkets such as Tesco and Lidl, leisure facilities at PureGym, and nearby dining options including Bread Street Kitchen. The location offers practical access to both local services and key parts of London.



TRANSPORT

- ☯ Limehouse (11 min) – DLR
- ☯ Westferry (11 min) – DLR
- ☯ Canary Wharf (20 min) – Jubilee Line, DLR & Elizabeth Line



ACCOMMODATION & SUMMARY

FLOOR	SQ FT	SQ M	Available size	3,830 sq ft
Lower Ground	1,915	178	Price	Offers in the region of £1,250,000
Upper Ground	1,915	178	Business Rates	£16,217.50 per annum
TOTAL	3,830	356	Service Charge	£14,000 per annum
			Legal Fees	Each party to bear their own costs
			EPC Rating	B

TERMS

Long Leasehold (103 years remaining)

VAT

TBC

LOCAL AUTHORITY

London Borough of Tower Hamlets

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

BUILDING INSURANCE

Included in service charge



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.