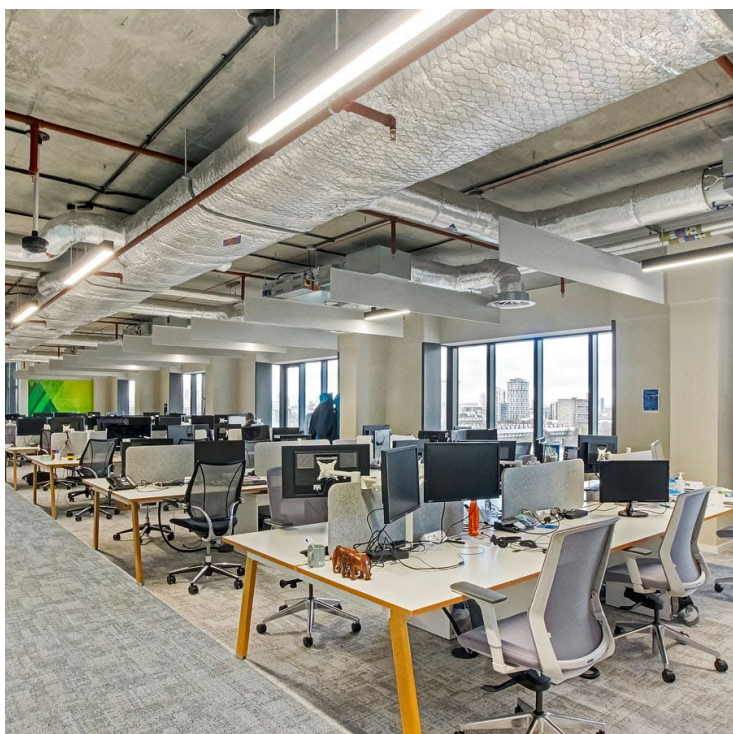


IMPORT BUILDING, 2 CLOVE CRESCENT  
LONDON E14 5BE

14,320 - 14,320 SQ FT



## DESCRIPTION

The Import Building offers 275,000 sq ft. of creative workspace over nine floors designed by award winning architects, Studio RHE. The building is one of four main properties within Republic, a six-acre office estate located in the London Docklands.

Featuring a stunning atrium, the curated amenity offers onsite amenities including PureGym, Gentlemen Baristas Coffee House, Simply Fresh, The Trampery Co-Work spaces and independent bar Black Rock. Elsewhere on the estate is an F45 Gym, Sweet Nothing Bakehouse, Gelato a Casa and a Little Me Day Nursery.

The Part 7th floor is fully fitted providing a 'Plug & Play' solution with a private wraparound terrace. The Part 8th floor mezzanine overlooks directly over the feature atrium/glass roof and can be fitted to a variety of solutions.

## LOCATION

Republic is located in the heart of East London, on the doorstep of Canary Wharf.

Public transport links are excellent with the East India DLR line located onsite. Nearby Canary Wharf and Canning Town stations provide access to the Jubilee Line. Canary Wharf station will provide access to the new Elizabeth Line.



## SPECIFICATION

- Fully Fitted Plug & Play offices.
- Private wraparound terrace on the 7th floor with views across London.
- VAV Air conditioning.
- LG7 Lighting.
- 150mm Floor void size.
- 2.8-3.0 Floor to ceiling height.
- 14 Passenger lifts.
- 200+ bicycle racks.
- 62 Parking spaces.

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
7TH MEZZANINE AND PRIVATE TERRACE - UNDER OFFER	14,320	1,330
<b>TOTAL</b>	<b>14,320</b>	<b>1,330</b>



## TENURE

- Lease:** By way of an assignment or sub-lease until 23rd August 2028, subject to a tenant only break option as at 24th February 2026. Alternatively, a new lease may be negotiable direct from the landlord.
- Guide Rent:** £35.50 per sq ft Passing Rent
- Rates Estimate:** £13.26 per sq ft
- Service Charge:** £12.83 per sq ft
- VAT:** Elected.

## CONTACT

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## FURTHER INFORMATION

