SNAPSHOT
CANARY WHARF LETTINGS
SPRING 2014

The beginning of 2014 has seen the highest number of lettings in Canary Wharf market since 2008. This is a result of the wave of optimism that has been sweeping the lettings market since the new year.

What is your outlook for the Canary Wharf lettings market for the next 6 months?

The market has bounced back strongly from the quiet Christmas period, lower stock availability coinciding with increasing demand has and will continue to see a rise in rental prices over the next 6 months.

What is the best advice you can give to your landlords?

It is crucial that landlords present their property in the best possible light. Modern kitchens and bathrooms are a must! Properties with wooden floors are preferable, always keep the property clean and be prepared to be flexible on furnishings in order to appeal to a wider market. Landlords should set their asking prices according to the current market. Prices should not be set higher than the current market if a landlord is prepared to accept a lower rent.

What lettings advice would you give overseas investment landlords?

Knight Frank is confident that we can make the lettings process simple and rewarding for our overseas landlords. We will be on hand before the tenancy to give you the best advice on presenting and pricing your property to let in the current market. Once your tenants move in, all day-to-day matters will be handled by your dedicated property manager.

Where do we get our applicants from?

The internet is critical to the Canary Wharf Lettings Market. The vast majority of our enquiries for properties come from corporate and overseas applicants browsing the internet, which brings them to Knight Frank's award winning website.
We also have enquiries from local property magazines where we showcase our clients' properties.

What is Corporate Services?

Knight Frank established the Residential Corporate Services department in 2006 in direct response to the rising number of enquiries our London lettings offices were getting from overseas executives and their HR teams. Most were not sure how to advise their employees on the best areas to live and what a competitive rent was. There is no 'one-size-fits-all' approach to corporate lettings. Some organisations deal with all arrangements in-house, others outsource each requirement to local specialists, be it accommodation needs, school searches or transport hire. Another group will provide their employee with a budget and payments are settled and leases signed direct by the tenant with no corporate involvement. Our Corporate Services Team will cover every single aspect of a new let.

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Recently let properties

Port East Apartments
£875 per week

West India Quay
£850 per week

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