

The image shows the interior of a historic wharf. It features a series of stone arches supported by dark iron columns. The floor is made of dark, weathered stone or concrete. The walls are made of light-colored stone or brick, showing signs of age and wear. The lighting is dramatic, with strong shadows and highlights, creating a sense of depth and history.

KING HENRY'S WHARF • PHOENIX WHARF • SWAN WHARF

WAPPING WATERFRONT

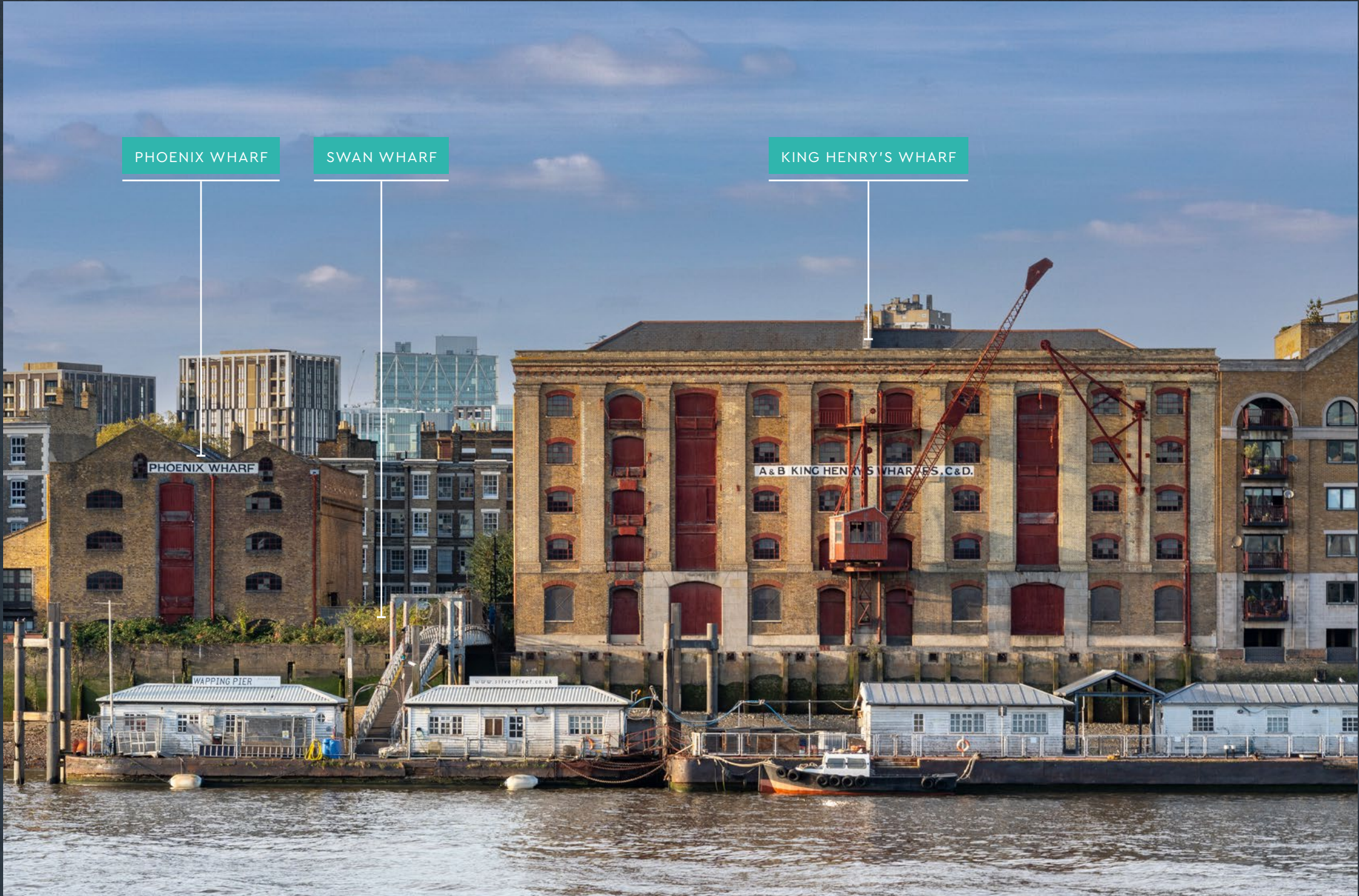
LONDON E1

RARE DEVELOPMENT OPPORTUNITY
WITH EXTENSIVE RIVER FRONTAGE

PHOENIX WHARF

SWAN WHARF

KING HENRY'S WHARF



PHOENIX WHARF

A & B KING HENRY'S WHARVES, C & D.

WAPPING PIER

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WAPPING WATERFRONT

Rare opportunity to acquire two of the last remaining unbroken Wharf buildings overlooking the River Thames along with a vacant plot of land in between the buildings

- Wapping Waterfront comprises King Henry's Wharf, Phoenix Wharf and Swan Wharf, of which King Henry's and Phoenix Wharfs are Grade II Listed.
- Overlooking the River Thames, the site encompasses some of the final untouched riverfront blocks in Central London, offering a rare opportunity for residential redevelopment or alternative use in a prime location.

- Extensive river frontage.
- Wapping Overground station is c.1 minute walk, allowing for a journey time from the station to Canary Wharf of 13 minutes and Paddington within 22 minutes.
- Offers are invited on an unconditional basis.



LONDON BRIDGE

Tower Bridge

St Katharine Docks

Tower of London

London Dock

Tobacco Dock

WAPPING WATERFRONT

WAPPING

City Cluster

THE SITE

Existing Site

The site comprises King Henry's Wharf, Phoenix Wharf and Swan Wharf. The local built environment includes a mix of historical warehouse buildings and modern residential developments, offering a blend of contemporary living within a historically rich setting.

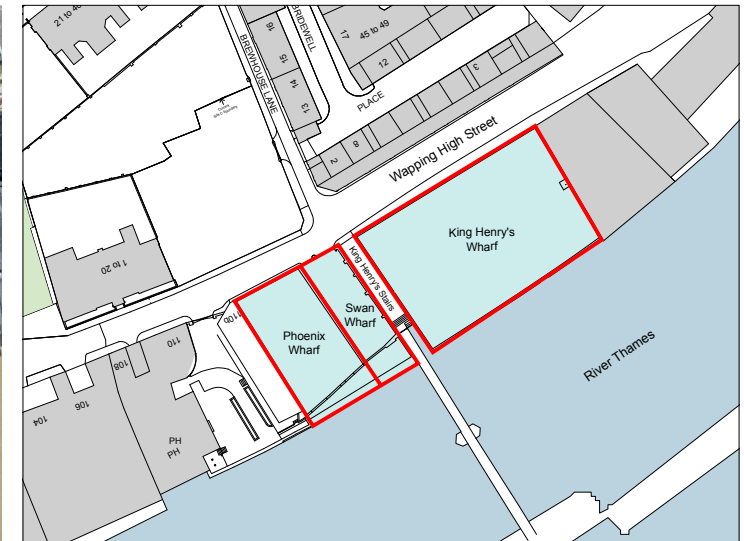
King Henry's Wharf and Phoenix Wharf are both Grade II Listed riverside warehouses dating from c.1840 to 1870. Swan Wharf is a vacant plot of land located between King Henry's Wharf and Phoenix Wharf.

Existing Accommodation

| | Sq M (GIA) | Sq Ft (GIA) |
|--------------------|--------------|-------------|
| King Henry's Wharf | 5,965 | 64,204 |
| Phoenix Wharf | 1,380 | 14,852 |
| Swan Wharf | Cleared site | |

Existing Class Use

| | |
|--------------------|--------------|
| King Henry's Wharf | Storage (B8) |
| Phoenix Wharf | Storage (B8) |
| Swan Wharf | Cleared site |



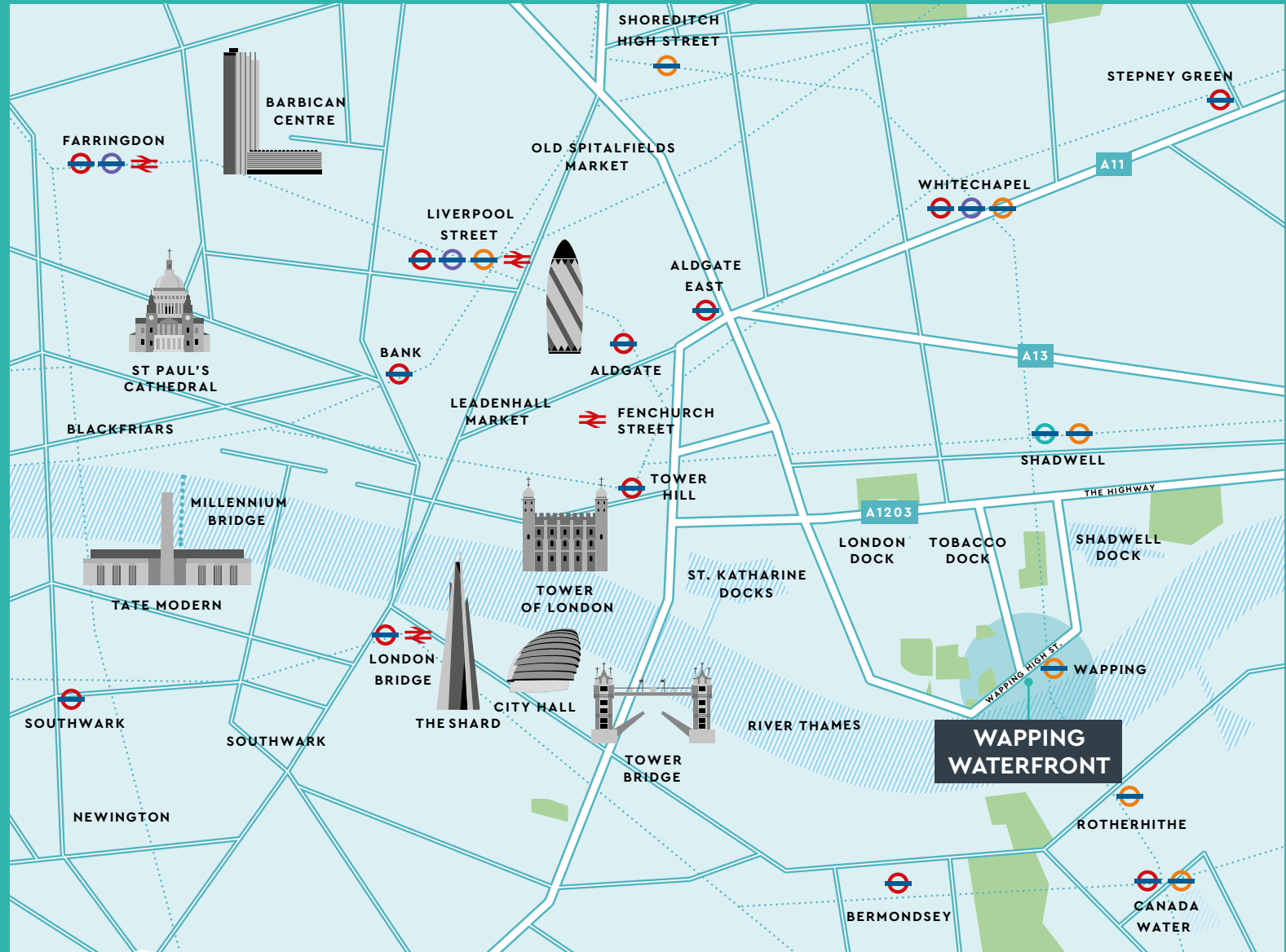
Plan not to scale, indicative only

LOCATION

Wapping Waterfront is located along Wapping High Street, a historic area in East London known for its maritime heritage and expansive waterfront views of the Thames. The blend of old and new architecture, alongside significant regeneration efforts, have transformed Wapping from traditional docklands into a vibrant residential and commercial hub. Its proximity to the City of London and Canary Wharf make it an attractive location for businesses and residents alike.

Wapping High Street is particularly sought after, with a mix of converted warehouses and modern apartments that combine historic charm with contemporary living. The area is well-connected by public transport, including the London Overground at Wapping station, offering easy access to Central London, the City and Canary Wharf.

The area is well served by grocery stores and the larger shopping centres in nearby Canary Wharf. There is also a variety of shops, restaurants, and pubs, with notable locations like Tobacco Dock and St Katharine Docks offering diverse dining and entertainment options. Landscaped public spaces such as Wapping Gardens and Hermitage Riverside Memorial Gardens provide tranquil spots for relaxation.



Map not to scale, indicative only



| WAPPING URBAN BARISTE | |
|---|--|
| ESPRESSO 3.1 | FLAT WHITE 3.8 |
| MACCHIATO 3.4 | LONG BLACK 3.4 |
| CORTADO 3.6 | FILTER 3.4 |
| CAPPUCCINO 3.9 | MOCHA 4.1 |
| LATTE 3.9 | HOT CHOCOLATE 4.1 |
| Make your coffee Decaf / Iced 0.5 | |
| ALTERNATIVE LATTES | COLD DRINKS |
| Matcha, Chai, Turmeric, Charcoal, Velvet 4.1 | Still / Sparkling 2.6 Karma drinks 3.3 Remedy Kombucha 3.9 |
| TEA | |
| English Breakfast, Earl Grey, Peppermint, Lemon & Ginger, Jasmine Green, Chamomile 3.1 | |



COMMUNICATIONS

The site benefits from good road, train and air connections

By Rail

Located in Zone 2, Wapping Overground station (c. 100m) has excellent connectivity and provides convenient access to the London Overground network. Additionally, the nearby Shadwell station connects residents to the Docklands Light Railway (DLR), offering quick access to Canary Wharf, the City and beyond. Shadwell station provides frequent 3-minute services into Bank station for further connectivity.

The nearby Overground station offers direct connections to Canary Wharf, where the Jubilee Line offers fast routes to Canary Wharf, the West End and Stratford, a major interchange on the Elizabeth Line, enabling swift travel to Central London, Heathrow and beyond.

Connectivity from Wapping mins



Connectivity from Shadwell mins



- National Rail
- Underground
- Overground
- DLR
- Elizabeth Line Link
- Heathrow Express
- Gatwick Express

By Road

Major roads like The Highway (A1203) and the Commercial Road (A13) ensure easy travel to other parts of London and beyond, including swift access to the A2, leading towards Kent and the M25 Orbital Motorway.



By Air

Wapping's strategic location provides easy access to major airports, with London City Airport just 5.5 miles away, offering domestic and international flights. Heathrow Airport is approximately 20 miles from Wapping, accessible via major road networks and public transport on the Elizabeth Line at Whitechapel.

KING HENRY'S WHARF

Accommodation

| Floor | Sq M GIA | Sq Ft GIA |
|--------------|--------------|---------------|
| Fourth | 1,019 | 10,968 |
| Third | 1,019 | 10,968 |
| Second | 995 | 10,710 |
| First | 995 | 10,710 |
| Ground | 992 | 10,677 |
| Basement | 945 | 10,171 |
| Total | 5,965 | 64,204 |

Typical Floor Plan



Plan not to scale, indicative only



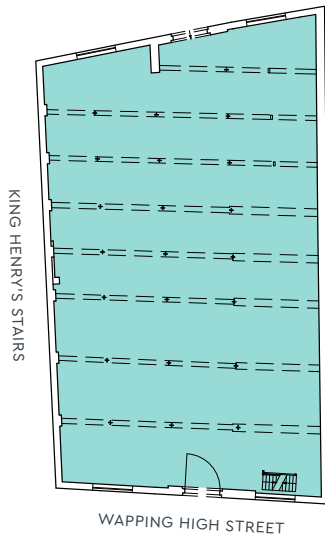


PHOENIX WHARF

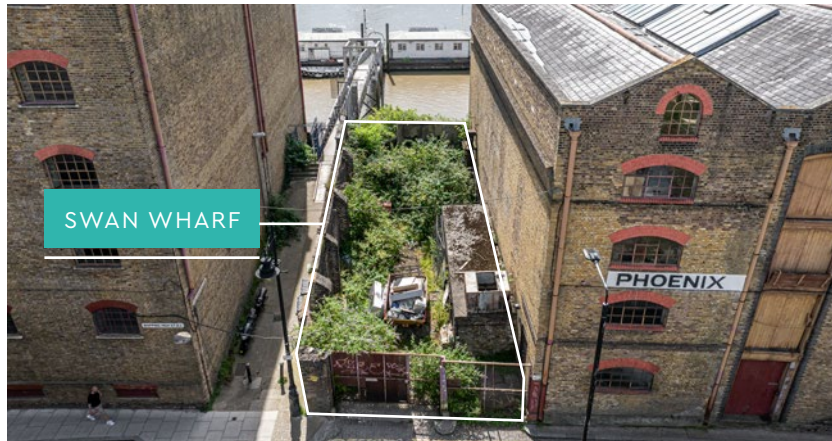
Existing Accommodation

| Floor | Sq M GIA | Sq Ft GIA |
|--------------|--------------|---------------|
| Third | 353 | 3,799 |
| Second | 348 | 3,745 |
| First | 343 | 3,692 |
| Ground | 336 | 3,616 |
| Total | 1,380 | 14,852 |

Typical Floor Plan

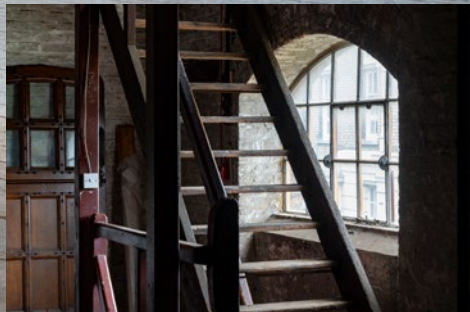


Plan not to scale, indicative only



SWAN WHARF

There is no existing building within 'Swan Wharf', however the land has been measured at 0.04 acres.



HERITAGE

Wapping Waterfront is located within the Pierhead Conservation Area which was designated in recognition of its well preserved industrial character. The Phoenix Wharf and King Henry's Wharf buildings are an integral part of this character and evocative reminders of the former industrial activity on the Thames



King Henry's Wharf Key Facts

- Grade II listed in Sept-1973 and list entry amended in July 1983.
- Constructed c.1880 to the designs of architect, Richard Roberts.
- Survives as a remnant of the 19th century riverside at the height of the industrial period in London. The building retains its imposing industrial character, and a high number of original features survive internally and externally such as the original loading bays, doors, iron hoists, beams, columns and timber floorboards.
- Orientation towards the River Thames is an important historic link to its former use. Views of the wharf from the river and from the adjacent banks are important.

Phoenix Wharf Key Facts

- Grade II listed in September 1973 and list entry amended in July 1983.
- Distinct industrial form and architectural treatment that reflect its 19th century industrial building associated with the river, to which it is orientated. Phoenix Wharf is a smaller twin-gabled warehouse. The building dates to the 1840s and has c.1870 alterations. The building was restored in the early 20th century and much of the present appearance and layout of the building likely related to this phase of restoration.
- The building retains its hoist doors on each floor and iron mechanisms that indicate original functionality. Sources describe Phoenix Wharf as having cast iron columns with unusual tri-branched heads, demonstrating high architectural quality. A number of original features survive internally and externally.

- The wharf buildings together have group value. The list description also describes King Henry's Wharf as forming a group with No 94 (The Old Aberdeen Wharf), St John's Wharves, No 110 and King Henry's Stairs and associated lamp standards. Together they form a group of key buildings that define the character of the Wapping Pierhead Conservation Area.
- The whole of the exterior and interior of the two wharf buildings are protected by the listing. Listed building consent, and planning permission where external alterations are proposed, will be needed for any changes to either building.

Former Swan Wharf Key Facts

- Originally, there was a small warehouse on this part of the site. This was almost entirely demolished in the early 20th century. Only a small section of the external walls to the west and south survive.

HERITAGE

Wapping Pierhead Conservation Area

The Wapping Pierhead Conservation Area encompasses the area that formerly comprised the entrance to the London Docks. The 19th century warehouse buildings form the predominant character of the Conservation Area.

Character & Appearance

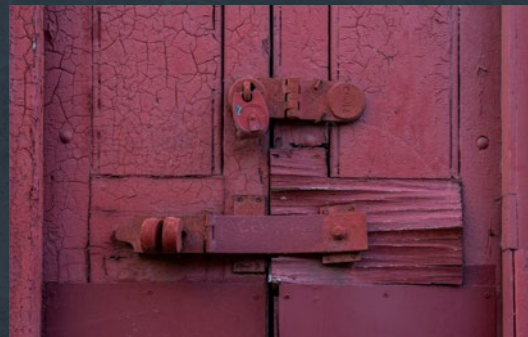
The special interest of the Conservation Area is defined by its proximity to the River Thames and the buildings and spaces which illustrate its former industrial character and appearance. The riverside features of London's Docklands included in the designation include the river walls, dock entrances, jetties, piles and timber whalings – these all contribute to the character and interpretation of the area's industrial past.

King Henry's Wharf and Phoenix Wharf are integral to the character of the Conservation Area and make a positive contribution to its character and appearance.

It is acknowledged in the Conservation Area Appraisal that most of the warehouses have been successfully redeveloped as residential apartments, ensuring the continued use of the historic buildings whilst retaining their original, significant features.

King Henry's Wharf and Phoenix Wharf are featured in key views in the Conservation Area. The Conservation Area notes that 'Glimpses of the river are afforded through gaps between the warehouse buildings which line the river's edge. The stairs historically leading to the river banks remain integral to the character and history of the area' and 'The views down Wapping High Street from outside Wapping Pierhead or from Gun Wharf are historically important.'

The appearance of the wharf buildings in these views will need to be protected.



LOCAL INVESTMENT

The London Dock Development, a £1 billion investment, is transforming Wapping with residential units, office space, retail outlets, and public spaces. Scheduled for completion in 2029, this development will deliver over 1,800 new homes.

The Tobacco Dock regeneration project is a comprehensive initiative that combines heritage preservation with modern development. By enhancing event spaces, creating commercial hubs and introducing new leisure amenities, the project aims to transform Tobacco Dock into a vibrant, multifunctional destination. This regeneration is set to benefit the local community, attract visitors, and contribute to the economic and cultural vitality of Wapping.

Shadwell Basin, located adjacent to Wapping, is undergoing a significant redevelopment to enhance the area for residents and visitors. The redevelopment plans focus on residential development, improved facilities, and the creation of new community spaces.

Transport infrastructure has also seen upgrades, enhancing connectivity for residents and businesses. Improvements to the Overground network, including new trains and better accessibility, have made commuting easier. Notably, the proximity to Canada Water and Whitechapel via the Overground has enhanced facilitating swift travel to various parts of London, with connections to the Jubilee and Elizabeth lines, respectively.



Shadwell Basin



London Dock



Tobacco Dock



St Katharine Docks



Whitechapel Elizabeth Line

MARKET COMMENTARY

Wapping Key Developments

London Dock

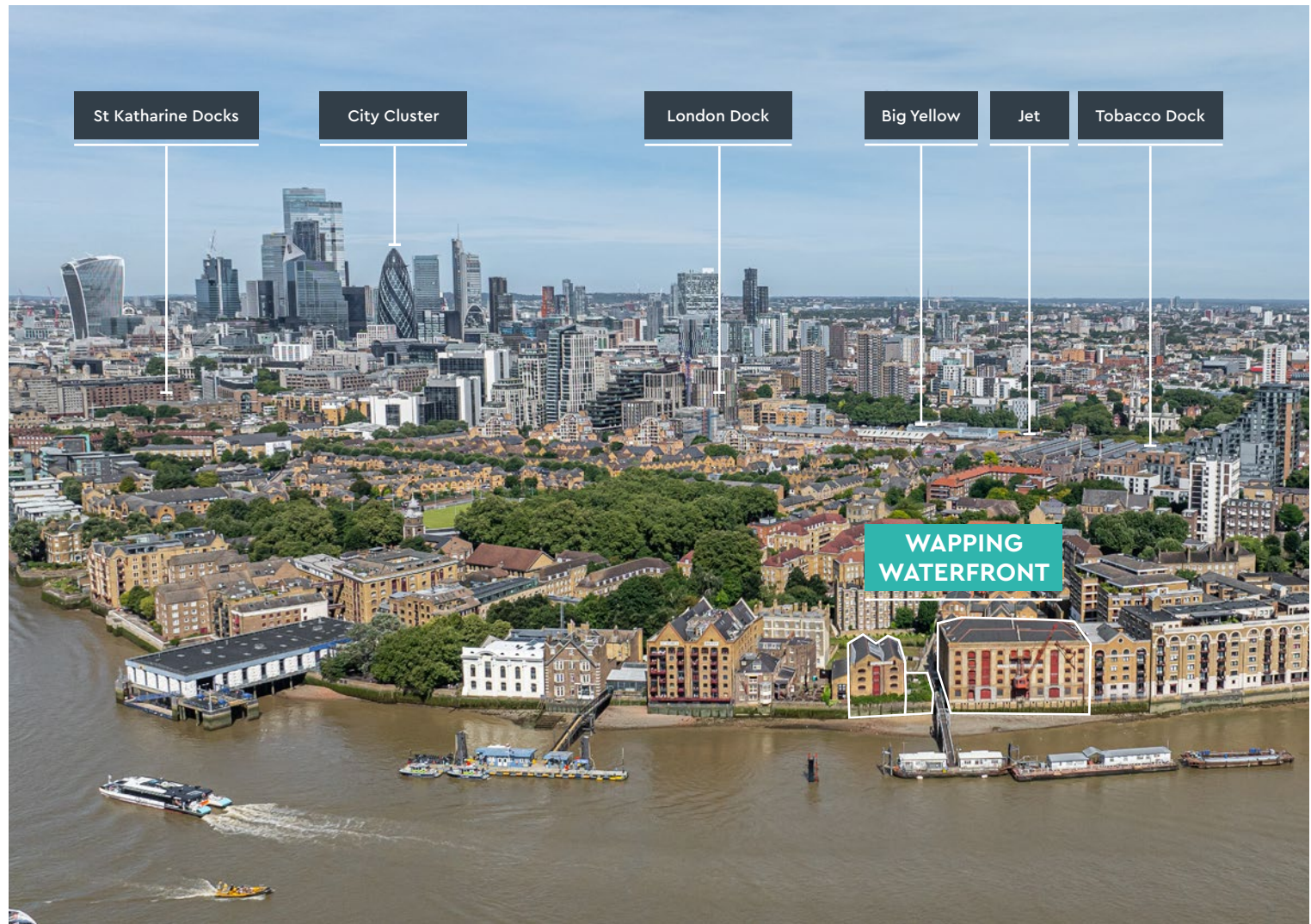
- 1,800 new homes (apartments)
- 180,000 sq ft of commercial space
- Developed by the St George Plc

Jet Highway Service Station

- Planning consent for the proposed demolition of the existing petrol station and fast-food restaurants
- Replacement with a 5-7 storey building
- 80 residential units and 587 sq m of commercial floor space

Big Yellow Storage & Volkswagen

- Planning consent for demolition of the existing building
- Replacement with an 8-storey mixed-use development
- Includes commercial space and 114 residential units



Wapping Residential Development

The regeneration of Wapping began in the 1980s, with numerous redundant industrial units, such as shipping warehouses, repurposed into stylish, luxurious apartments and flats. The blend of contemporary construction within historic buildings has preserved the area's rich cultural heritage.

Wapping remains a maritime relic, offering a village-style living experience that attracts professionals working in and around Canary Wharf. The area's idyllic views across the River Thames and the local council's support for new housing developments suggests that Wapping is a promising place for investment.

FURTHER INFORMATION

Tenure

The site is for sale freehold under the title number: AGL429733.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner.

Evidence/proof of the source of funds being relied upon to complete the transaction will also be required.

VAT

No VAT payable.

Method of Sale

Brecker Grossmith are instructed to invite offers on an unconditional basis for the purchase of the freehold interest, subject to contract. The property is to be marketed via Private Treaty. We may elect at a later date to conclude the marketing via Informal Tender.

Enquires/Viewing Arrangements

Site access is strictly by appointment only through the sole agents.

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