

Ground Floor Unit 2
Merchant Court
61 Wapping Wall
E1W 3SJ

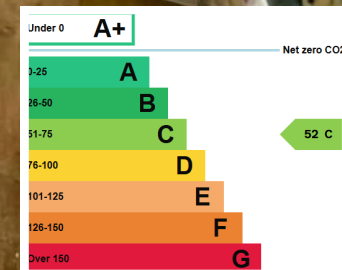
Class E - Office /
Workshop / Showroom

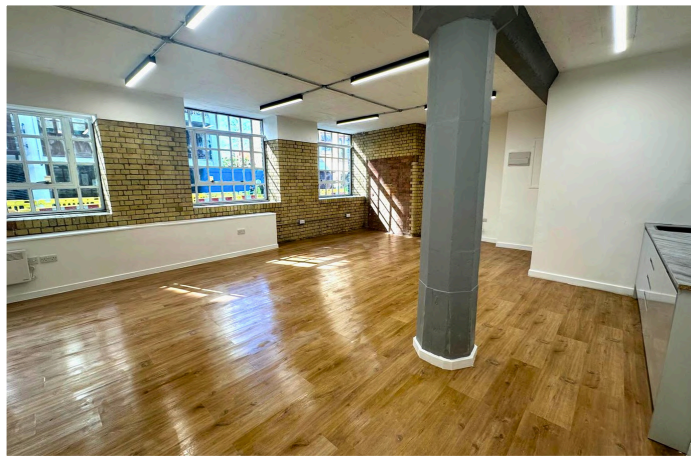
600 sqft - Ground Floor

£2,000 PCMX plus VAT

New Lease - Available
Now

breckergrossmith.co.uk
020 7486 3531





LOCATION:

Located on Wapping Wall, just minutes from the River Thames, this office offers excellent connectivity with Wapping and Shadwell stations nearby. Only two miles from Canary Wharf, it provides easy access to Central London. Surrounded by eateries and green spaces, it's a prime spot for London-based professionals.

ACCOMMODATION:

A characterful ground floor office within a converted factory, combining industrial features with a clean, contemporary finish. The space is arranged in an open plan layout, comfortably accommodating 10+ workstations.

- 24/7 Access
- Air Conditioning
- CCTV
- Excellent Natural Light
- Modern Kitchenette



USE:

Class E - Particularly suitable as an Office, Workshop or Showroom.

Other uses may be considered.

TRANSACTION SUMMARY DETAILS

PRICE: £24,000 plus VAT per annum exclusive.

TERMS: New lease on terms to be agreed.

BUSINESS
RATES:

Interested Parties are advised to make their own enquiries with Local Authority. Tenants may qualify for Small Business Rates Relief (SBRR).

ADDITIONAL
COSTS:

Building Insurance Contribution and Service Charges to be confirmed.

LEGAL
COSTS:

Each party to be responsible for their own legal and professional costs.

**CONTACT US TO
ARRANGE A VIEWING:**

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