

BreckerGrossmith



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.

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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).

<u>ADDITIONAL</u> 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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