



Reduced Rent

## 110 Wapping High Street, London, E1W 2NE

A superb period office building in Wapping with Riverside location close to the City and transport links

- Views over the River Thames
- Excellent 4 storey frontage with original features
- Close to St Katherines Dock and the City
- Wapping Station just a few minutes walk along the cobbled street

# 110 Wapping High Street, London, E1W 2NE

## Summary

<b>Available Size</b>	2,904 sq ft
<b>Rent</b>	£64,000 per annum exclusive
<b>Rates Payable</b>	£28,160 per annum We recommend the ingoing tenant make their own enquiries to the local authority as to Business Rates costs
<b>Rateable Value</b>	£55,000
<b>EPC Rating</b>	D (91)

## Description

The property comprises a recently decorated self-contained period office building with views over the River Thames to the rear. It offers central heating throughout with a kitchen on the ground floor and WCs on each floor. The layout offers space on either side of the staircases at each end with some rooms separated and others open plan. There are original features throughout the property which provides an excellent space for established firms or new start-ups.

## Location

The property is situated on the south side of Wapping High Street, within easy walking distance of Wapping Station (Overground Line) which provides services to North London via Shadwell, Whitechapel and Shoreditch High Street, whilst heading south provides links through to Rotherhithe, Canada Water, Surrey Quays and onwards. The subject property is approximately 800 metres to the east of St Katherine's Dock, with Tower Hill Station being within 1.5 kilometres.

## Accommodation

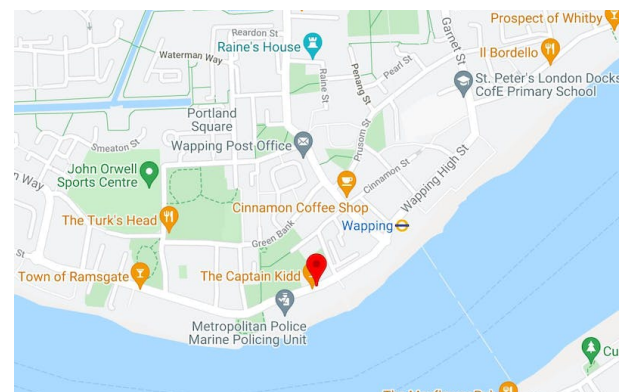
Description	Size
Ground floor	430 sq ft
First floor	859 sq ft
Second floor	859 sq ft
Third floor	759 sq ft
Total Floor area	2,904 sq ft

## Lease

A new FRI lease direct from the landlord will be available for a term of up to 7 years contracted outside the Landlord & Tenant Act.

## Legal Costs

Each party to bear their own costs in the transaction with the ingoing tenant to provide an undertaking for abortive costs should they withdraw from the transaction after having agreed terms.



## Viewing & Further Information

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