



70 Wapping Wall, Wapping, E1W 3SS

Location

The premises are located in Metropolitan Wharf, Wapping Wall, which benefits from a large residential catchment and also includes a number of offices and developments in the immediate vicinity. Wapping Overground Station is 5 mins walk away with Tobacco Docks 10 mins walk away.

For an understanding of the location please review [Google Street View](#).

Description

The premises are situated within an impressive, refurbished Grade II listed Victorian warehouse. Set behind an attractive and eye-catching frontage, the premises comprise ground floor and basement levels and benefit from being partially fitted.

The gross internal area is understood to be:

Ground	1,005 sq ft	93 sq m
Basement	2,243 sq ft	208 sq m
Total	3,248 sq ft	301 sq m

Lease

The premises are available by way of new lease on terms to be agreed held outside the security and provisions of the L&T Act 1954.

Rent

Rental offers in the region of £68,500 pax exclusive are invited.

Planning

The premises benefit from E Class Planning permission. The landlord is specifically looking for a gym operator for this space.

Rating

The current rateable value of the premises is £19,000. All interested parties are advised to confirm with the VOA.

Service Charge

An annual Service Charge of £16,240 per annum will payable.

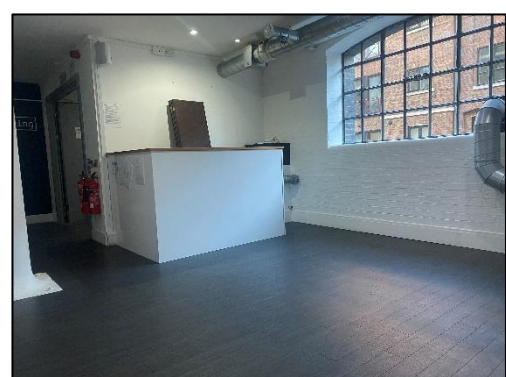
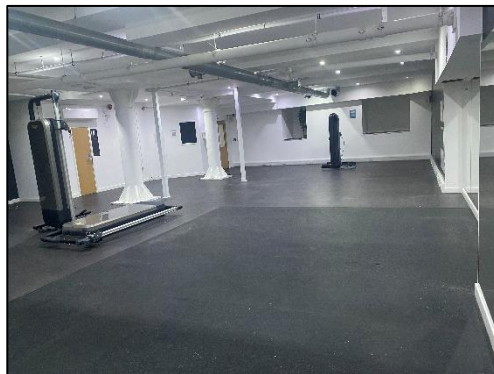
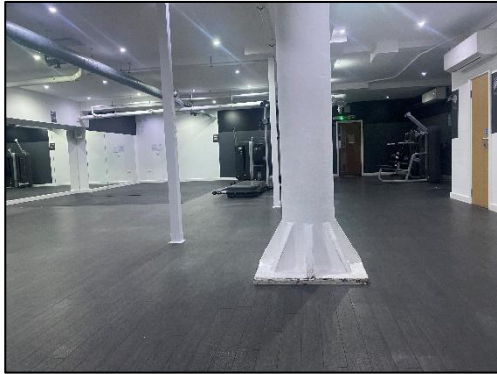
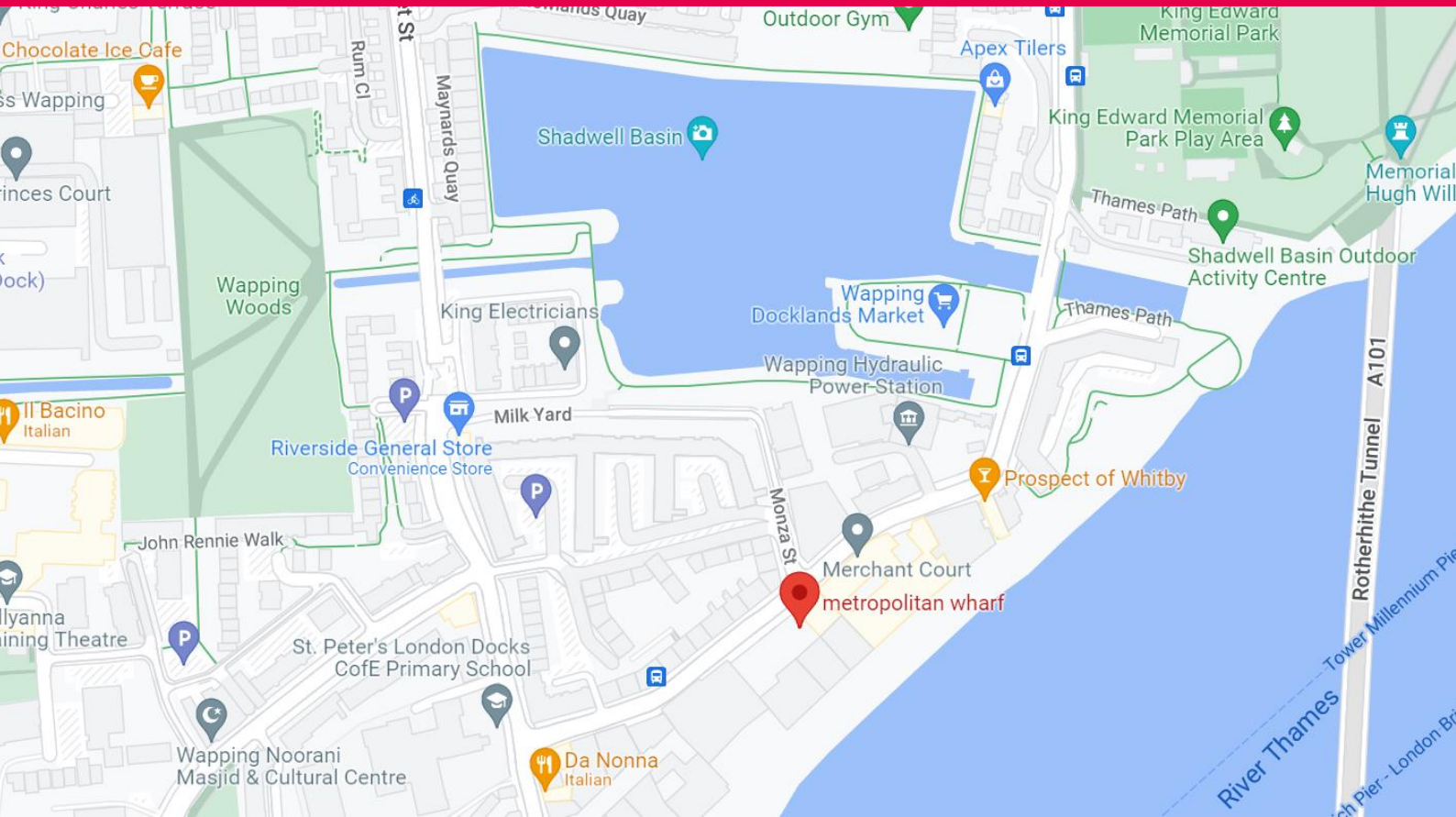
Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs. VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent, Davis Coffey Lyons: dcl.co.uk

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