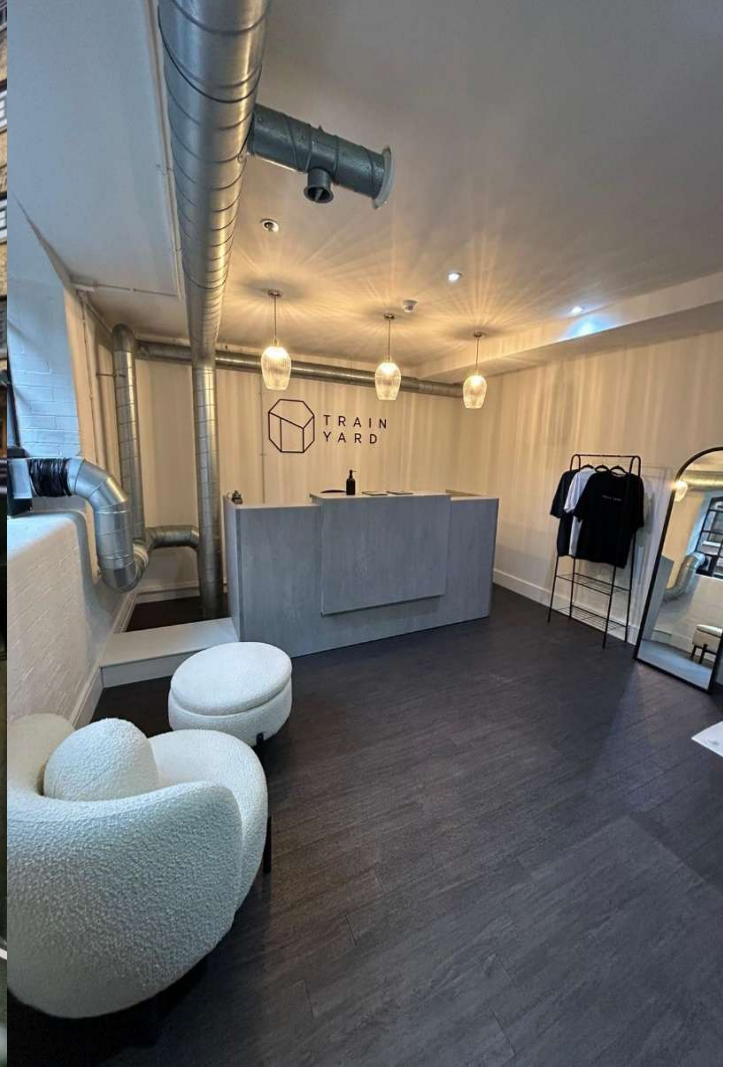




**FOR ASSIGNMENT- FULLY FITTED**



# G06 Metropolitan

Wharf, Wapping, E1W 3SS

## Property Highlights

- Fully fitted with top of the range BLK Box equipment included
- 2 minutes from Wapping Station

## Location

The unit occupies a prime position within Metropolitan Wharf, a vibrant mixed-use destination popular with young professionals. The area benefits from a mix of office occupiers and affluent residents, a range of cafés, restaurants and local amenities. Wapping Station is just a short walk away, which services 2.5 million journeys per year

## Service Charge

£16,240 plus VAT per annum.

## EPC

Energy rating C certificate available upon request

## Premium

Offers invited

## Rent

£62,500 per annum

## Tenure

The ex act lease expires 14/11/2034 and benefits from a tenant only break option in 15/11/2029 subject to an open market rent review on 15/11/2029

## Accommodation

Approximate net internal areas.

Ground Floor 1,005 sq ft / 94 sq m

Basement 2,243 sq ft / 208 sq m

Total 3,248 sq ft / 302 sq m

(Interested parties are advised to verify these areas on site by prior appointment)

## Business Rates

Rateable Value £25,500 per annum

Rates Payable (26/27) £9,996 per annum

Viewing IS STRICTLY BY PRIOR APPOINTMENT through agents Newmark

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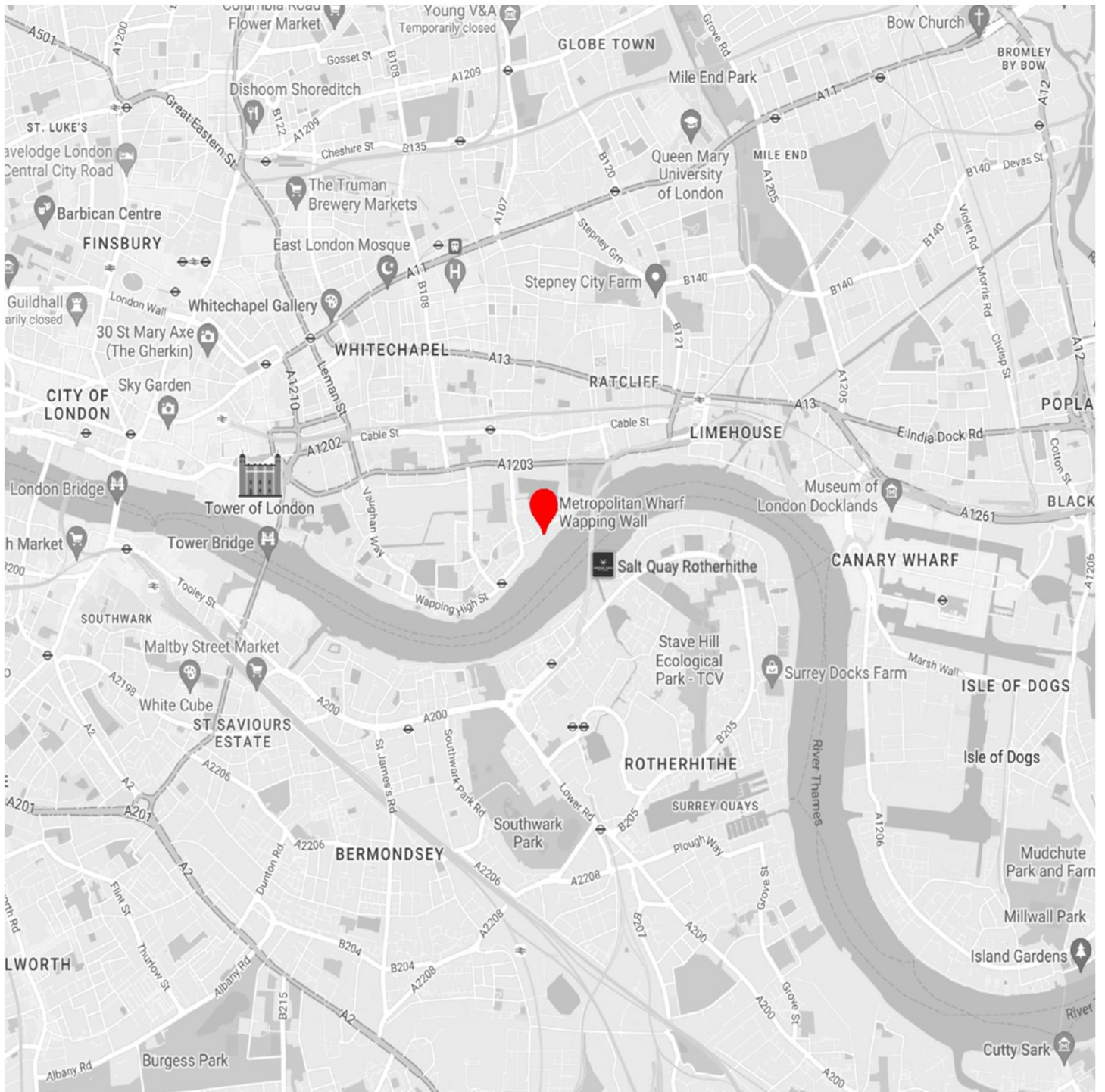
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# G06 Metropolitan Wharf, Wapping, E1W 3SS

## Location map



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