



Unit 5, 350 The Highway, London, E1W 3HU

Rare opportunity to acquire or lease a characterful courtyard office within one of Wapping's most iconic developments.

- Virtual Freehold Office Opportunity in Prime Riverside Location in Wapping
- Unique Courtyard Office Available For Sale or To Let
- Stylish Self-Contained Workspace with Gym & Pool Access plus Private Parking Space
- Premium Open-Plan Office with New Herringbone Flooring Throughout

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Summary

Available Size	1,100 sq ft
Rent	£55,000 per annum Inclusive of Service Charge
Price	£780,000
Rates Payable	£10,044 per annum We do recommend ingoing tenants or buyers make further enquiries to the local authority.
Rateable Value	£23,250
Service Charge	Service charge inclusive of rent
EPC Rating	D (79)

Description

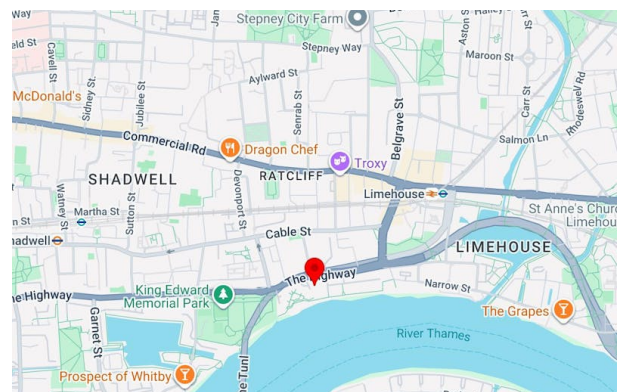
Unit 5 comprises an attractive self-contained ground floor office/studio suite situated within a striking building arranged around an impressive landscaped courtyard overlooking the River Thames. The accommodation provides predominantly open-plan workspace with excellent natural light via large warehouse-style windows and glazed entrance doors directly onto the courtyard. The specification includes newly installed herringbone flooring, perimeter and floor-mounted data points, suspended lighting, ceiling fans, a fitted kitchenette and private WC facilities. The property offers a distinctive blend of character features and contemporary finishes, making it suitable for a variety of office, creative studio, consultancy and professional occupiers. Occupiers also benefit from access to the on-site leisure facilities, including a swimming pool and gymnasium. The estate also benefits from a secure gated complex with on-site 24-hour security/concierge, available through the estate service charge. We are also able to offer 1 secure, private car parking space on-site.

Location

Unit 5 is situated within the prestigious Free Trade Wharf development on The Highway (A1203), one of East London's most sought-after mixed-use conversions. The property occupies a prominent position between Wapping and Limehouse, providing excellent access to the City of London, Canary Wharf and Tower Bridge. Wapping Overground Station is within walking distance, whilst Shadwell Station offers both Overground and DLR services, providing convenient connections across London. The surrounding area benefits from a vibrant mix of residential, office, leisure and hospitality occupiers, together with the nearby Thames Path and St Katharine Docks.

Tenure and Legal Costs

We are offering a new effective FRI lease for a term to be agreed or the sale of the virtual freehold lease granted on 1st January 1995 for 999 years. Each party are to bear their own legal costs in the transaction with the buyer or tenant to provide an undertaking to cover abortive costs should they withdraw from the transaction after having agreed terms.



Viewing & Further Information

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