

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## OFFICE/BUSINESS UNIT TO LET



**10 SOVEREIGN CLOSE, WAPPING,  
LONDON E1W 3HW  
APPROX. 2,695 SQ FT (250.4 SQ M)**

### LOCATION

Sovereign Close is a private roadway located off Wapping Lane and just to the south of The Highway.

Shadwell DLR (one stop to Bank or Tower Gateway) and Overground stations are approx. 200m to the north and Wapping Station and High Street are also within walking distance.

### DESCRIPTION

The available accommodation comprises a self-contained mid-terrace building arranged over three floors, forming part of this complex of similar commercial properties.

Each floor can provide open plan accommodation by way of removal of the existing partitioning on the upper two levels. The ground floor has pedestrian entrances at front and rear, together with a double loading door from the central courtyard.

There is a kitchen point in both the first and second floors, together with w.c.s on the first floor landing and ground floor hallway. Gas central heating throughout.

The property requires some refurbishment and subject to agreed terms, the landlords are prepared to undertake works to an incoming occupier's reasonable requirements.

# 10 SOVEREIGN CLOSE, WAPPING, E1

## ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor	=	865 sq ft ( 80.4 sqm)
First Floor	=	899 sq ft ( 83.5 sqm)
Second Floor	=	931 sq ft ( 86.5 sqm)
<b>Total</b>	=	<b>2,695 sq ft (250.4 sqm)</b>

## TERMS

The unit is available by way of a new lease on terms by arrangement.

Lease to be outside the Landlord & Tenant Act.

On site car parking can also be made available by way of a separate licence and fee.

## RENT

£53,900 per annum, exclusive of all outgoings and plus VAT

## BUSINESS RATES

The 2017 Rateable Value is £32,750 and therefore the business rates payable for the year 2018/19 will be approx. £15,720.

## SERVICE CHARGE

Currently approximately £4 to £5 per sq ft per annum plus VAT.

## ENERGY PERFORMANCE

EPC asset rating = 132 (Band F).

## SOVEREIGN CLOSE – LOCATION PLAN

## FURTHER DETAILS

For further details please contact:

Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail: [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



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