

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

SMALL OFFICE BUILDING TO LET



4 SOVEREIGN CLOSE, WAPPING, LONDON E1W 3HW APPROX. 1,331 SQ FT (123.6 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 semi-detached building arranged over three floors, forming part of this complex of similar commercial properties.

Each floor provides a single open plan room. Entrance to the ground floor direct from the street but in addition there is a further doorway at first floor level, providing access from the raised pathway to the rear.

There is a kitchen point off the ground floor hallway, together with two w.c.s on the stair landings. Gas central heating throughout. Cat II lighting. Under floor cabling with floor boxes.

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

4 SOVEREIGN CLOSE, WAPPING, E1

ACCOMMODATION

The approximate net internal floor areas are :

Ground Floor	=	435 sq ft (40.4 sqm)
First Floor	=	421 sq ft (39.1 sqm)
Second Floor	=	475 sq ft (44.1 sqm)
Total	=	1,331 sq ft (123.6 sqm)

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

£32,000 per annum, exclusive of all outgoings and plus VAT.

BUSINESS RATES

The 2017 Rateable Value is £21,500 and therefore the business rates payable for the year 2017/18 will be approx. £10,020.

SERVICE CHARGE

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

ENERGY PERFORMANCE

EPC asset rating = 75 (Band C).

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

www.fieldandsons.biz



Important Notice

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