

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

OFFICE SUITE TO LET



**5 SOVEREIGN CLOSE, WAPPING,
LONDON E1W 3HW
APPROX. 1,831 SQ FT (170.1 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 the ground and first floors of this small three storey building, forming part of this complex of similar commercial properties.

Arranged as two partitioned rooms, with direct access to the ground floor communal entrance at first floor level from the raised pathway.

The suite is in good decorative condition and amenities include : gas central heating, ceiling mounted Cat II lighting and wall mounted uplighters, under floor cabling with floor boxes, fully carpeted throughout, excellent natural light.

Own kitchen point within the suite and w.c. on the stair landing.

5 SOVEREIGN CLOSE, WAPPING, E1

ACCOMMODATION

The approximate net internal floor area is 1,831 sq ft (170.1 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

£41,200 per annum, exclusive of all outgoings and plus VAT

BUSINESS RATES

The current Rateable Value is £26,000 and therefore the business rates payable for the year 2018/19 are approx. £12,480.

SERVICE CHARGE

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

ENERGY PERFORMANCE

EPC asset rating = 73 (Band C).

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



SOVEREIGN CLOSE – LOCATION PLAN



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.