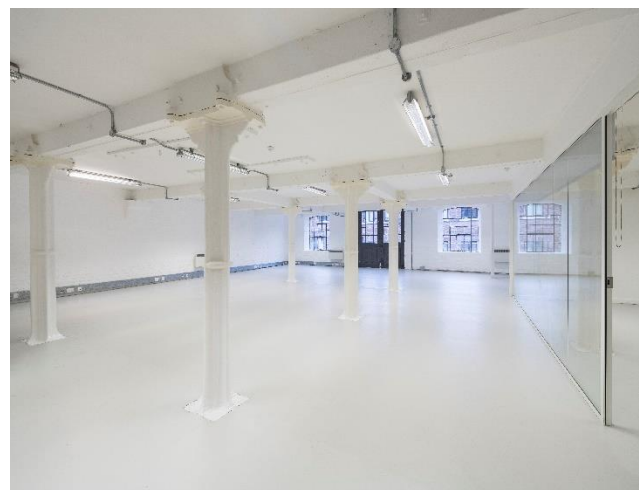
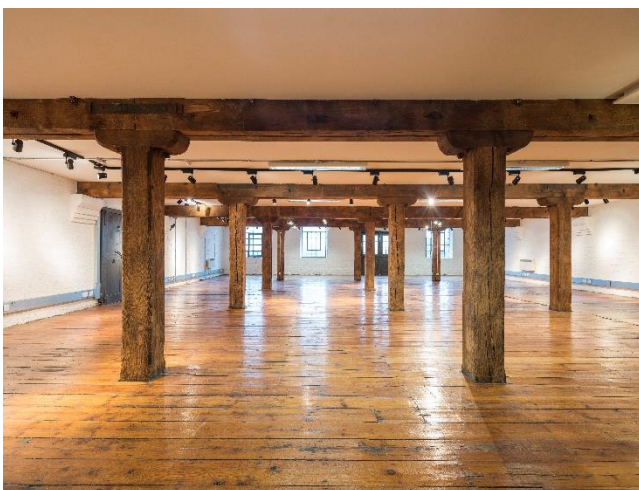


## **RIVERSIDE GRADE II LISTED CONVERTED VICTORIAN WAREHOUSE**



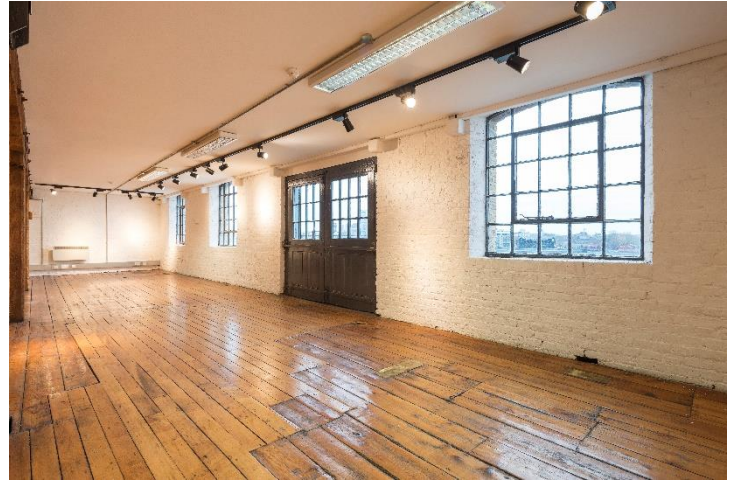
**METROPOLITAN WHARF, 70 WAPPING WALL, WAPPING, E1**

**ADAM NOBLE**

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**JOSH PERLMUTTER**

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## PROPERTY

Nearest Tube Stations: Wapping & Shadwell

- Grade II listed Victorian warehouse conversion
- Newly refurbished, unique, affordable spaces for rent
- Grand imposing entrance lobby with communal area overlooking the River Thames
- Unique features
- Galvanised steel perimeter trunking
- Secure bike storage

- Exposed brickwork
- Passenger lifts
- Original timber decked floors on upper levels
- Cast iron columns
- Wall mounted electrical heating
- High-speed fibre connectivity
- 24 hour security
- Shower facilities
- Superb natural daylight
- Modern suspended lighting

## LEASE

New flexible leases available direct from the landlord

## EPC

An EPC has been commissioned and will be available on request.

UNIT/FLOOR	AVAILABLE FROM	SIZE SQ FT	SIDE	RENT (PER SQ FT)	S/C PA (PER SQ FT)	RATES (PER SQ FT) APPROX	APPROX COSTS PCM (ALL INCLUSIVE)
605/6 <sup>th</sup>	AVAILABLE	3,339	RIVER	£37.38	£7.00	£9.12	£14,886.37
602/6 <sup>th</sup>	AVAILABLE	3,273	CITY	£28.91	£7.00	£9.12	£12,281.32
601/6 <sup>th</sup>	11.11.19	2,193	CITY	£32.00	£7.00	£9.12	£8,793.93
506/5 <sup>th</sup>	AVAILABLE	2,837	RIVER	£33.00	£7.00	£9.12	£11,612.79
503/5 <sup>th</sup>	AVAILABLE	2,576	CITY	£28.00	£7.00	£9.12	£9,471.09
410/4 <sup>th</sup>	14.01.20	1,834	CITY	£28.00	£7.00	£9.12	£6,743.00
409/4 <sup>th</sup>	AVAILABLE	2,223	RIVER	£33.00	£7.00	£9.20	£9,114.30
402/4 <sup>th</sup>	AVAILABLE	2,756	CITY	£28.00	£7.00	£8.10	£9,898.63
202/2 <sup>nd</sup>	AVAILABLE	2,462	CITY	£28.00	£7.00	£8.65	£8,955.53



For further information and  
Inspections please contact  
joint sole agents:

**RICHARD SUSSKIND**  
020 7831 8311

**COLLIERS**  
020 7101 2020

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.