

**Unit B
350 The Highway
London
E1W 3HU**

**FOR RENT – OFFICE PREMISES WITH ON SITE GYM AND SWIMMING POOL
WITH SAUNA**



Size: 722 sq ft (67.07 sq m) Approx. NIA.

www.goodsircommercial.co.uk

9-10 Domingo Street, London EC1Y 0TA

Location:

The property is located on The Highway in Wapping, within a gated mixed use development beside The Thames. The local area is predominately residential but benefits from local amenities such as shops, bars and restaurants around Limehouse Station and Shadwell Station, which are both located approximately 600 metres and 900 metres away from the property respectively.

Description:

The office is situated on the ground floor of this gated development and has the following amenities;

- Promenade Overlooking the Thames
- Warehouse Building
- GYM
- Swimming Pool with Sauna
- 24 hour Security
- Under Floor Trunking
- Suspended Ceiling
- CAT 2 Lighting

Size: (All measurements are approximates on a Net Internal Area basis)

Floor:	Sq Ft	Sq M
Ground:	722 sq ft	67.07 sq m
Total:	722 sq ft	67.07 sq m

Rent:

The property is available on a new Full Repairing and Insuring lease for a term to be agreed, **at a rental of £20,216 per annum exclusive.**

Planning Use Class:

Office (B1) use class.

Service Charge:

To be confirmed.

VAT:

To be confirmed.

Business Rates:

All interested parties are advised to make their own enquiries.

Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

EPC:

EPC is available on application.

Viewing:

Strictly by appointment through the landlord's Sole Agents:

Ref: 1940.01.O.JPM.03/2015