



- Secure storage unit to let
- Measures circa. 10,500 sqft
- Arranged open-plan in the basement
- Situated 0.4 miles from Wapping Overground Station
- Located adjacent to the River Thames & close to The City & Canary Wharf
- Guide rent - £70,000 PA (c. £6.66 per sqft)

DESCRIPTION

The subject unit is arranged over the basement level of a mixed-use development fronting Wapping High Street. The light industrial/storage facility is arranged entirely open-plan, and benefits from: electric vehicular roller shutters, CCTV, a W/C and kitchen.

BUSINESS RATES

According to the summary valuation effective from 1st April 2019, the rateable value for the property is £21,000. We understand rates payable therefore are approximately £9,800 per annum for the period 2019/2020. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.

SERVICES

We understand the property is connected to water and electricity mains services, however, interested parties are advised to make their own enquiries in this regard.

EPC

The property sits within band C. An EPC is available upon request.

Hermitage Court, Wapping High Street, London E1W 1NR
Storage unit measuring c. 10,500 sqft to let

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LOCATION

The property is located on Wapping High Street, forming part of the block between Sampson Street, Knighten Street and Vaughan Way. The unit itself is accessed from Knighten Street, a side road serving only Hermitage Court. The building sits on the North side of the River Thames and is in close proximity to a number of the city's famous landmarks, which include Tower Bridge, the Tower of London and Tobacco Dock. Canary Wharf, Bermondsey, The City of London and its fringe areas are all within 2 miles of the property. Wapping Railway Station is located 0.4 miles away and provides regular services on the London Overground line, directly connecting the area to Liverpool Street, Euston and Shoreditch High Street Stations in a matter of minutes.

TERMS

Guide rent of £70,000 per annum for a new fully repairing and insuring lease, on terms to be agreed.

VAT

We understand that VAT is payable on the rent at the prevailing rate.

FURTHER INFORMATION

Further information including: details of business rates and further images are available upon request.

VIEWINGS

All internal viewings are strictly by prior appointment with Acorn's Commercial and Development Division by email commercial@acorgroup.co.uk or on 020 7089 6555.



For more information contact:
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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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