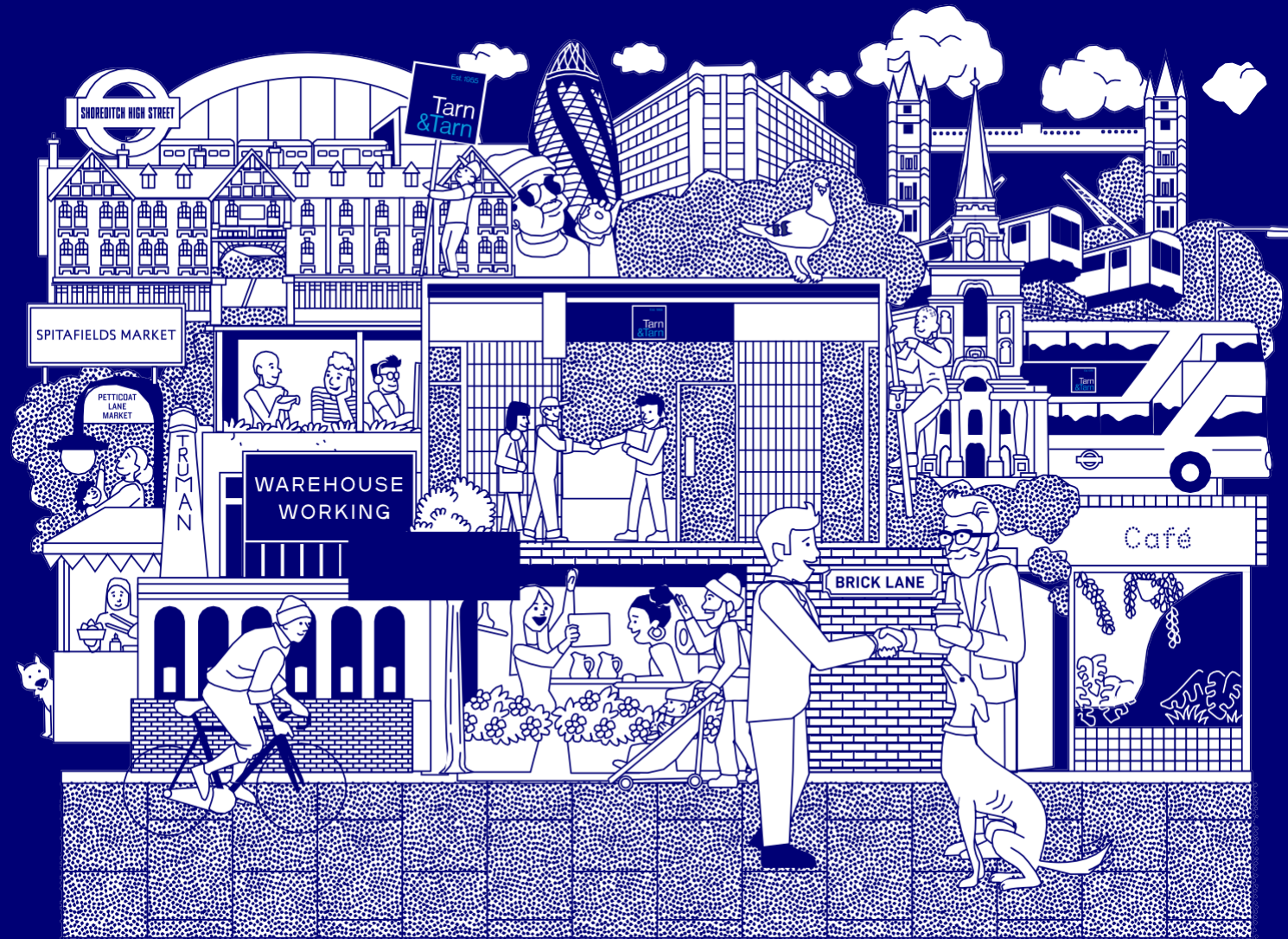


Est. 1955

Tarn &Tarn

**METROPOLITAN WHARF,
70 WAPPING WALL,
LONDON,
E1W 3SS**

**FULLY FITTED OR OPEN-
PLAN WORKSPACES
WITHIN GRADE II LISTED
PURPOSE-BUILT
VICTORIAN WAREHOUSE
1,362 SQFT – 19,995 SQFT**



DESCRIPTION

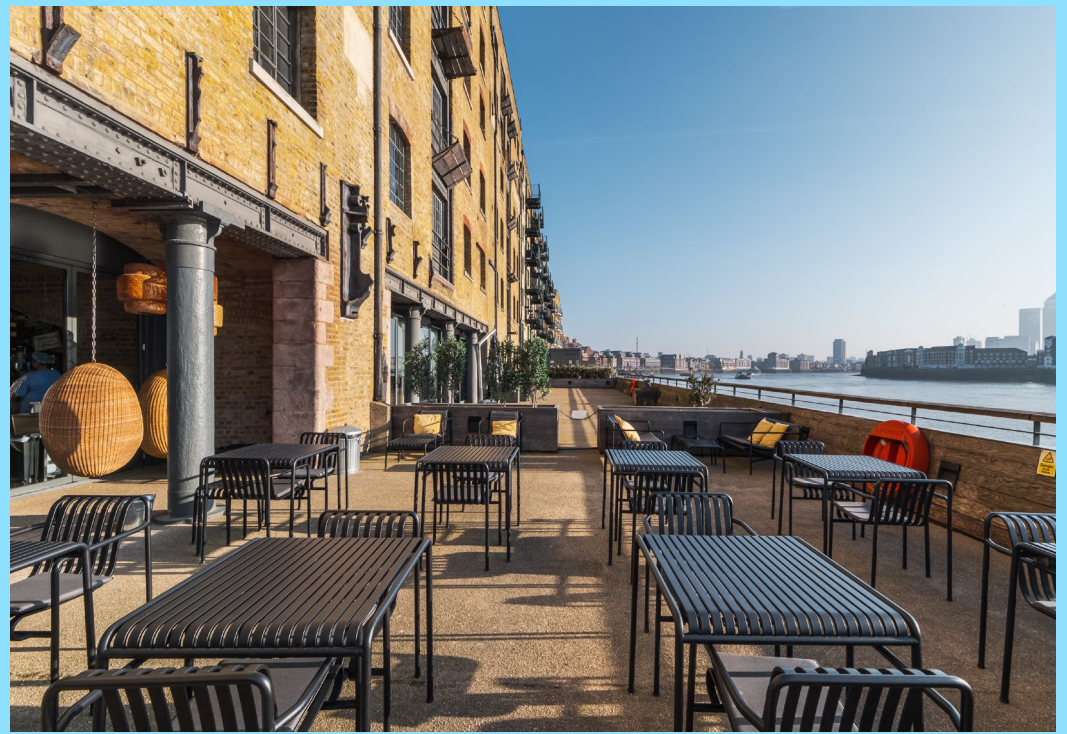
Metropolitan Wharf is a striking Grade II Listed Victorian warehouse occupying a prime position on the northern banks of the Thames in Wapping. Surrounded by cobbled streets and river views, this landmark building stands as a testament to London's maritime past and architectural heritage.

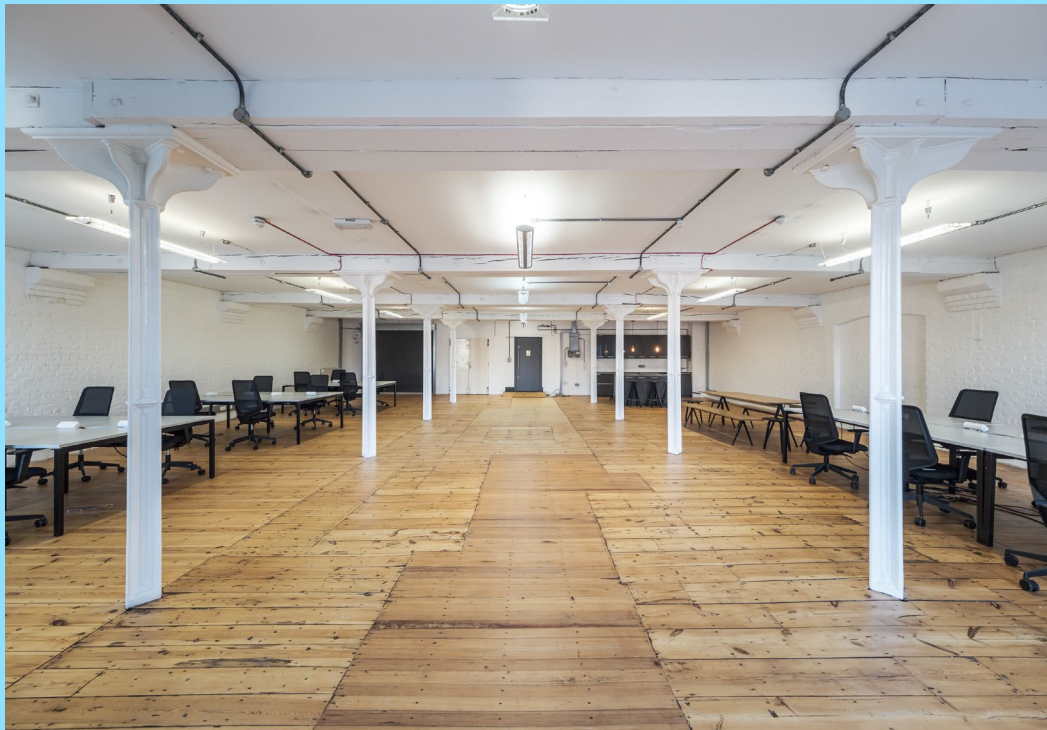
Each floorplate retains original features including exposed brickwork, cast iron columns, and warehouse-style windows—paired with modern essentials such as high-speed fibre, galvanised steel trunking, and suspended LED lighting.

AMENITIES

- Secure bike locker
- On-site concierge
- 24/7 access
- DDA Compliant
- Shared WC and Shower facilities
- Short walk from Wapping Station
- High Speed Fibre Connection
- Grade II Listed
- Industrial Character Features
- Open Plan floor plates







LOCATION

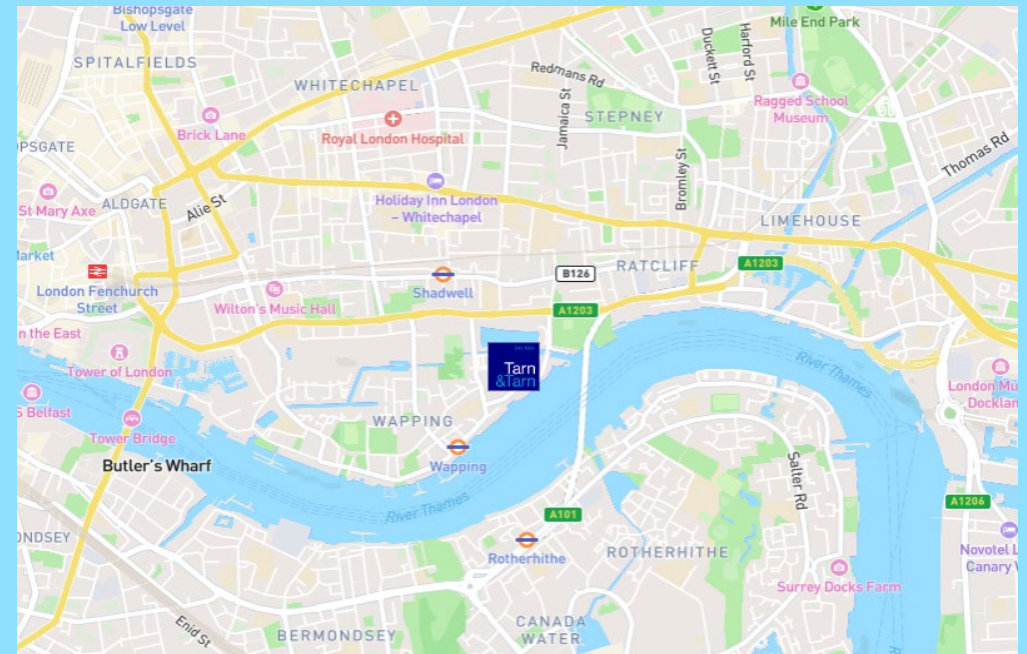
THE AREA

Wapping's connectivity has been significantly enhanced by the arrival of the London Overground. Just two stops from Whitechapel and the Crossrail interchange, it now offers swift access across the capital. With Shadwell's DLR connection only one stop away and Canada Water's Jubilee Line interchange just two stops in the other direction, key destinations like Canary Wharf, the City, and the City Fringe are all reachable in under 10 minutes



TRANSPORT

- 🚇 Wapping station (5-minute walk) – **Overground Line**
- 🚇 Shadwell station (13-minute walk) – **Overground & DLR**
- 🚇 Limehouse station (18-minute walk) – **DLR line**



ACCOMMODATION

UNITS	FT ²	RENT (£PA)	SERVICE CHARGE (£PA)	BUSINESS RATES (£ PA)	AVAILABILITY
UNIT 102	1,832	£51,296	£14,656	£15,219.50	AVAILABLE
UNIT 203	2,465	£68,936	£19,720	TBC	AVAILABLE
UNIT 204	2,316	£76,428	£18,528	TBC	AVAILABLE
UNIT 206	2,762	£91,146	£22,096	TBC	AVAILABLE
UNIT 303	2,464	£68,992	£19,712	£21,457	AVAILABLE
UNIT 503	2,521	£70,588	£20,168	TBC	AVAILABLE
UNIT 505	2,798	£92,334	£22,384	£20,958	AVAILABLE
UNIT 506a	1,362	£44,946	£10,896	TBC	AVAILABLE
UNIT 506b	1,436	£47,388	£11,488	TBC	AVAILABLE
TOTAL	19,995				

TERMS

A New IRI Lease to be contracted outside the Landlord and Security 1954

VAT

VAT Applicable on Rent, Rent Deposit, Service Charge and Building Insurance

LOCAL AUTHORITY

London Borough of Tower Hamlets

A.M.L, A.B.C & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

LUKE MARIONI
T 077346 01111
E LUKE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.