

# UNIT G06, METROPOLITAN WHARF

70 WAPPING WALL, WAPPING, E1W 3SS

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FOREST  
REAL ESTATE

**TO LET**

**3,248 SQ FT**

## **Spectacular Leisure Space Within An Impressive Grade II Listed Victorian Former Warehouse**

### **Key Features**

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- Private Street Level Entrance
- Communal Cycle Storage
- Seperate Male & Female Showers & Changing Facilities
- Ground Floor Private Reception
- 2.7m Ceiling Height
- Air Conditioning
- Short Walk From Wapping Overground Station
- Communal Break Out Area & Riverside Terrace

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## Description

Our client is looking for a gym / personal training studio to occupy this superb self contained leisure unit set across ground and basement levels.

The space was most recently occupied by a gym operator and therefore the existing fixtures and equipment can remain if required.

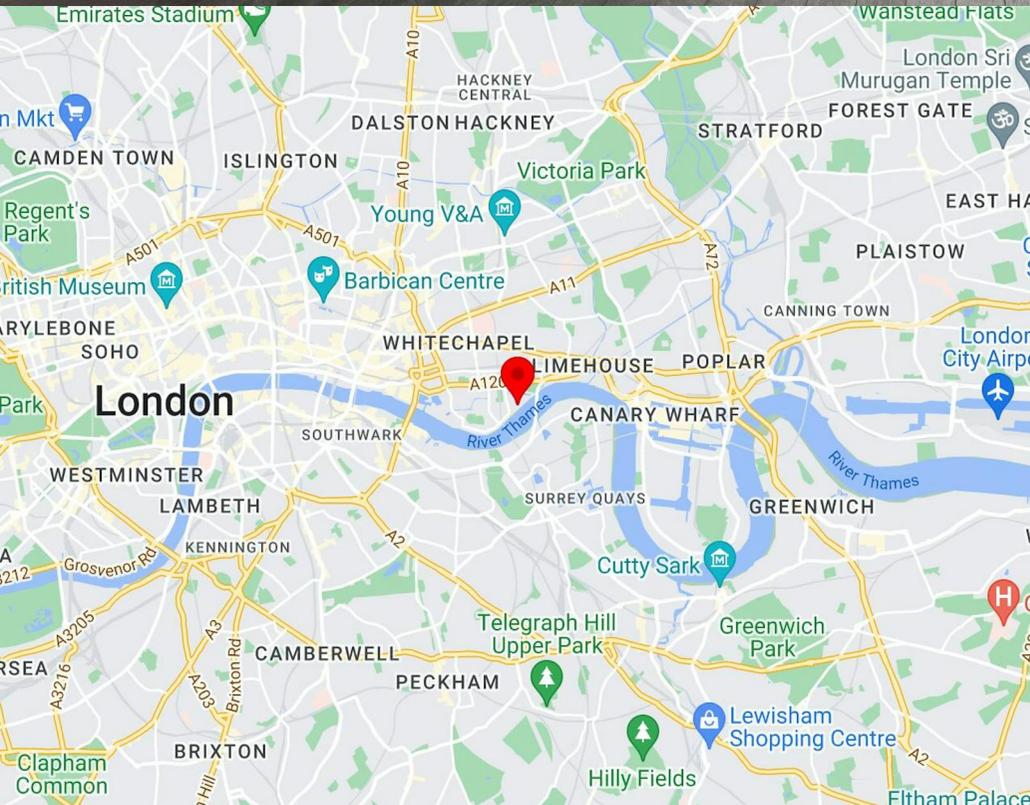
A future occupier will benefit from an estimated 1,000 office occupiers within the building as well as the surrounding businesses and local residents.

The basement has been sub-divided to create two areas, however this could be one larger open plan area.

## Location

Located in Metropolitan Wharf on Wapping Wall, this area benefits from a large residential catchment and is surrounded by numerous offices and developments.

Wapping Overground Station is within a 5 minute walk and well-connected to London's transport network, being only one stop from the DLR at Shadwell, two stops from the Jubilee Line at Canada Water and two stops from the Elizabeth Line at Whitechapel.





# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,005	93.37
Basement	2,243	208.38
<b>Total</b>	<b>3,248</b>	<b>301.75</b>
<b>Lease</b>	New Lease	
<b>Rent</b>	£68,500 per annum	
<b>Rates</b>	£9,481 per annum	
<b>Service Charge</b>	£16,240 per annum	
<b>VAT</b>	Applicable	
<b>EPC</b>	C (75)	

# Contact

## Zach Forest

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