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- Secure storage space
  - Located in central London
  - Measures circa 10,000 sqft
  - New lease available
- 
- Only suitable for storage purposes

#### DESCRIPTION

A secure storage unit located in the centre of London. The accommodation measures circa 10,000 sqft and is arranged open-plan, spread over the basement of a prominent building fronting Wapping High Street.

Access is provided through a vehicular roller shutter on Knighten Street (side road), which leads into a double loading bay. The property benefits from a water, gas and electric connection, and is fit with a small kitchen and toilet.

A new lease is available of further terms to be agreed. Please note the space is only suitable for storage purposes, and therefore interest is only being considered on this basis.

#### BUSINESS RATES

According to the summary valuation effective from 1st April 2020, the rateable value for the property is £21,000. We understand rates payable therefore are approximately £9,500 per annum for the period 2020/21. Interested parties however are advised to visit the [Valuation Office Agency](#) website to calculate occupier specific rates.



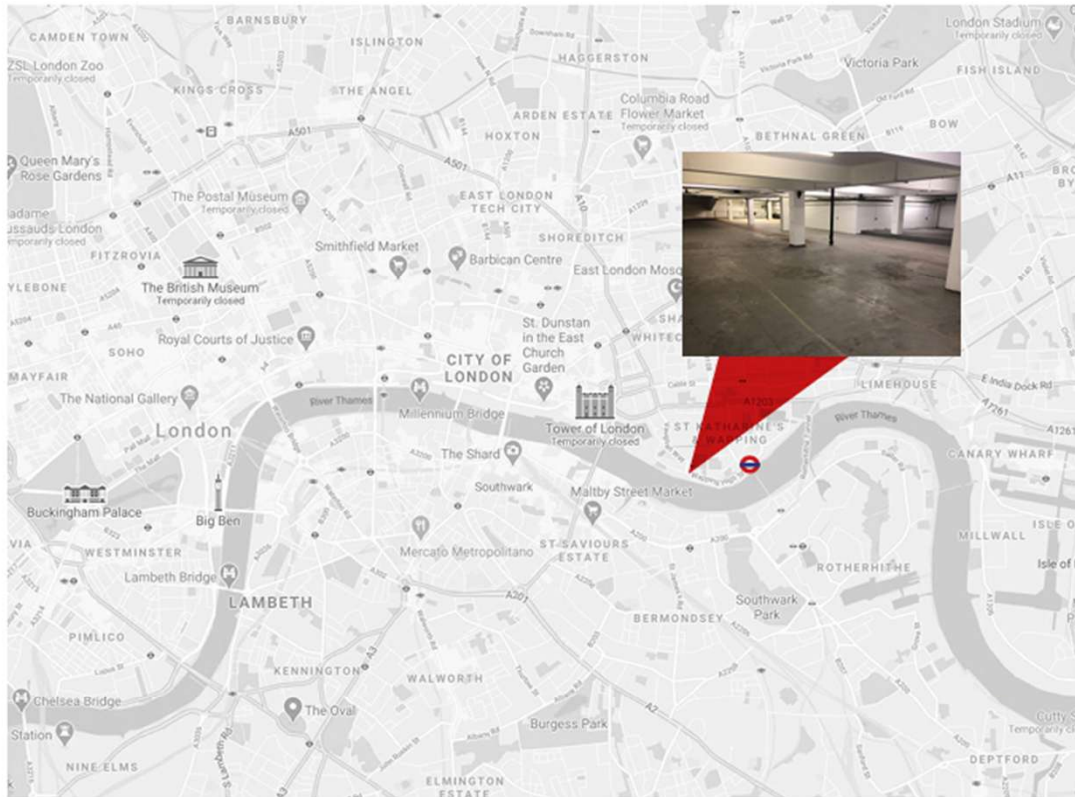
GREYFRIARS  
ASSETS LTD

#### TO LET

Basement, Hermitage Court, Knighten St, London, E1W 1NR

Email: [info@gfal.uk](mailto:info@gfal.uk) Call/Whatsapp: +447353774802





## LOCATION

The property is located on Wapping High Street between Sampson Street, Knighten Street and Vaughan Way. Hermitage Court sits within close proximity to The City of London and all its fringe areas (Canary Wharf, Bermondsey and Shoreditch to name a few).

Wapping Train 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.

## VAT

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

## FURTHER INFORMATION

Further information, including additional internal pictures and a copy of the EPC is available upon request.



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