LOCATION

Wapping is located in the London Borough of Tower Hamlets on the north bank of the River Thames, ½ mile east of the City of London and 2 miles west of Canary Wharf. Transport links are excellent, the area being served by Overground services at Wapping and Shadwell Stations, as well as Underground services at Tower Hill. This area is benefiting from significant development including the London Dock E1 Scheme by St George, half a mile to the north.

The property is situated on the east side of Sampson Street, close to its junction with Wapping High Street, which runs adjacent to the river.
ACCOMODATION

<table>
<thead>
<tr>
<th>Net Internal Area</th>
<th>SQM</th>
<th>SQFT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fourth / Mezz Level</td>
<td>84.0</td>
<td>904</td>
</tr>
<tr>
<td>Third Level</td>
<td>175.4</td>
<td>1,888</td>
</tr>
<tr>
<td>Second Level</td>
<td>196</td>
<td>2,118</td>
</tr>
</tbody>
</table>

TERMS

Virtual Freehold for sale - held on a 999 year lease from 23rd January 2013 at a peppercorn rent.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

POSSESSION

Available Immediately

Viewings by arrangement through sole agents:

Matthew Noble  
mnoble@nobleharris.co.uk  
020 7291 6142  
079 8099 1214

Carl Dobrin  
cdobrin@nobleharris.co.uk  
020 7291 6141  
075 4507 7959

Jake Doffman  
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020 7291 6144  
079 0408 2118