

# 8-10 SAMPSON STREET ST KATHERINE'S & WAPPING LONDON, E1W 1NA

## VIRTUAL FREEHOLD OFFICE FLOORS FOR SALE

2<sup>nd</sup> floor - 2,118 Sq Ft  
3<sup>rd</sup> & 4<sup>th</sup> floor - 2,792 Sq Ft  
2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floor - 4,910 Sq Ft



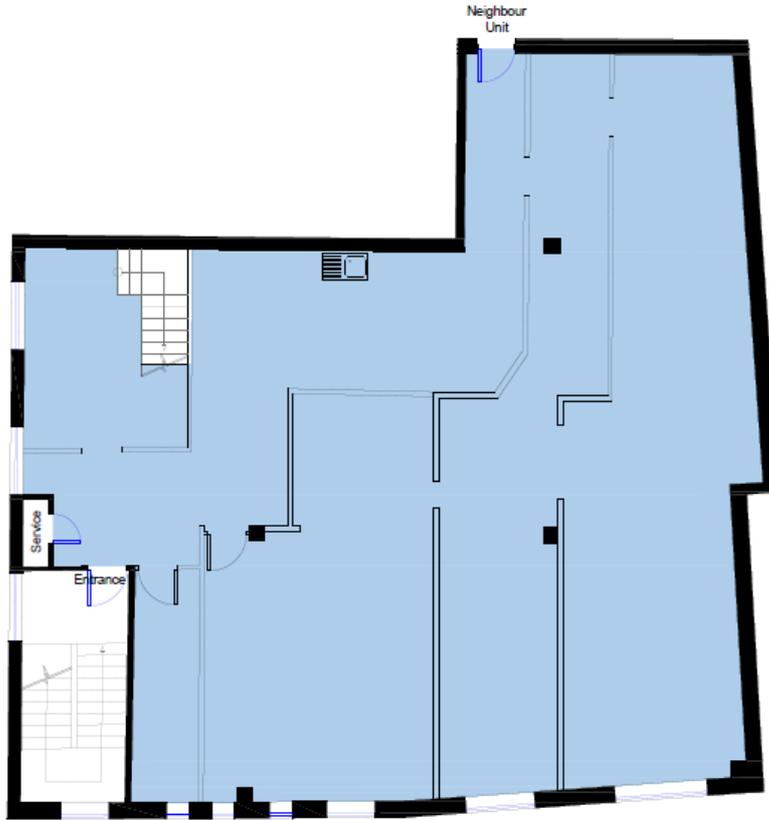
### LOCATION

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.

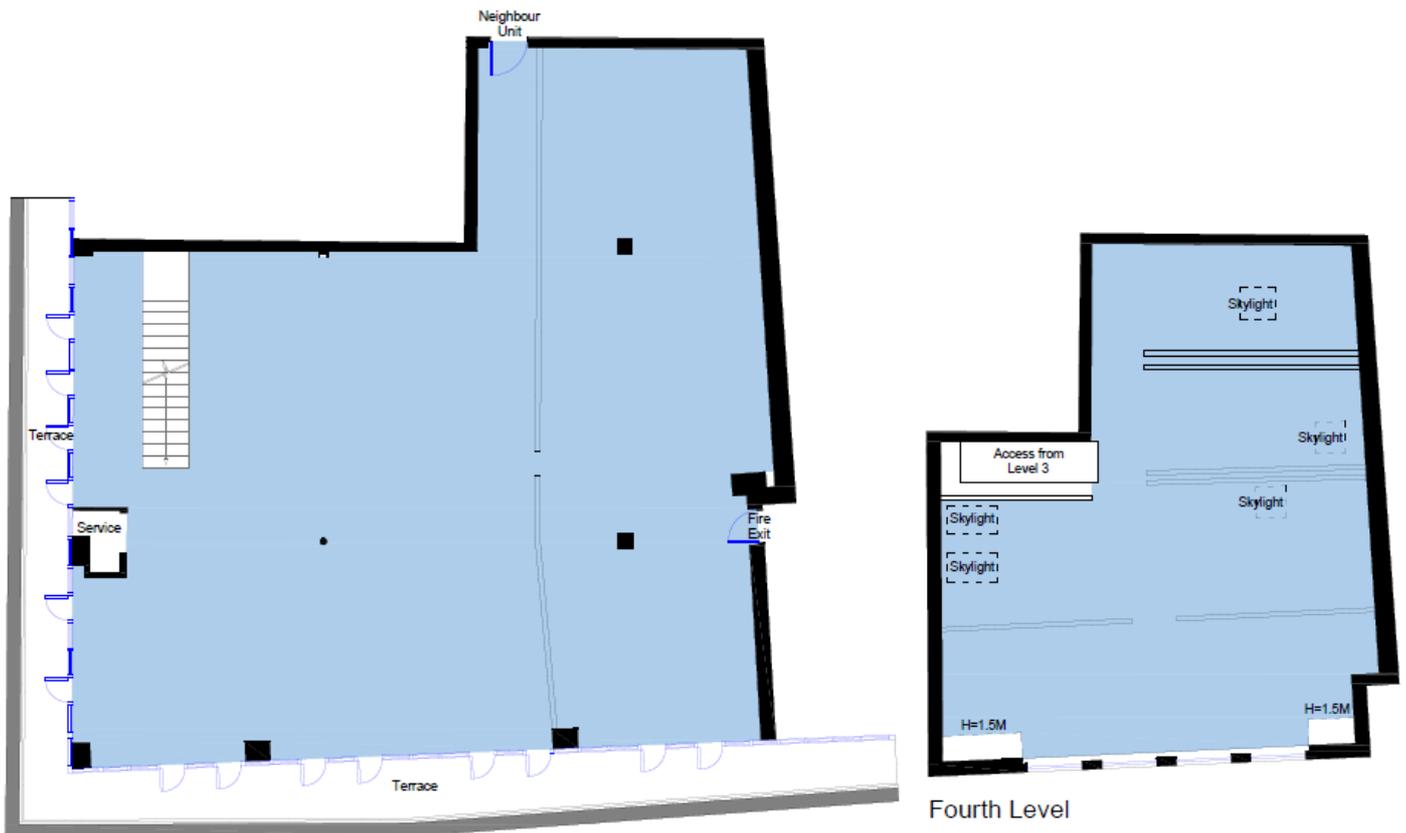
The property is situated on the east side of Sampson Street, close to its junction with Wapping High Street, which runs adjacent to the river.



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Second Level



Third Level

Fourth Level



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## ACCOMODATION

Net Internal Area	SQM	SQFT
Fourth / Mezz Level	84.0	904
Third Level	175.4	1,888
Second Level	196	2,118

## 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**  
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