



**ROOF TOP AND FORMER CAR PARK FOR LEASE AS A WHOLE OR INDIVIDUALLY
TOBACCO DOCK, LONDON, E1W 2SF**

AVAILABLE ACROSS 6 SEPARATE LEVELS WITH FLEXIBLE USES INCLUDING LEISURE AND STORAGE

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Location

Located in Wapping within the iconic Tobacco Dock, the property occupies part of the south side of the prominent Grade 1 listed building. Built in 1812 the once industrial warehouse, famously used as storage for imported tobacco now provides a contemporary events and conference space, proving very popular with a variety of both corporate and social events throughout the year ranging from Beer festivals to Motorcycle shows.

Situated 800 metres east of St Katharine's Dock the property occupies a strategic location within a rapidly developing central London district. The location benefits from excellent transport connectivity. Shadwell Station is located a short walk north of the site and offers services to Bank and Canary Wharf via the DLR. Additionally Wapping Station can be reached on foot via Wapping Lane and provides regular Overground services throughout London.

Reached on foot or via one stop on the DLR from Shadwell. Whitechapel station offers services across London via London Underground and Elizabeth line which sees over 20 million people pass through every year.










Local Regeneration

Wapping is quickly becoming a well-established residential and leisure destination. 900 residential apartments have been built at the adjacent London Dock development scheme with 900 more planned over the coming years in addition to commercial space, secondary school and large public open space.

Alongside Tobacco Dock, Pennington Street Warehouse has been transformed into 85,000 sq. ft of flexible office space.

Opposite the property on Pennington Street a further 114 residential unit scheme has been granted planning permission.

						
Shadwell Station 0.3 miles	Wapping Station 0.4 miles	Whitechapel Station 0.9 miles	St Katherine's Dock 0.5 miles	Spitalfields Market 1.0 miles	Tower of London 1.1 miles	City of London 1.6 miles

Description

The premises comprise of a former car park which has since been converted to bars on floors nine to eleven including a spectacular split level roof top with striking views across central London. With all remaining floors currently used for one off events and /or ancillary storage. Within the building there are a total of 6 floors available that could suit a variety of occupiers. All floors are served by mains electricity and a staircase. Two passenger lifts may be reinstated subject to agreement.

The premises can be accessed via an old car access ramp off Pennington Street or internally via the main Tobacco Dock complex. The premises also benefit from a shared loading bay facilities.



Lower Levels

Levels two, seven and eight provide an opportunity for flexible uses subject to tenant requirements and consents. The floors comprise of open plan largely unfurnished concrete parking areas. Therefore, there is scope both leisure use and or storage.

Level 9

Level nine provides a similar parking deck area to the lower levels but was most recently fitted as an open plan bar area. There is direct access to the roof levels and therefore has previously been used in conjunction with the roof top bar above. However, the ninth floor benefits from natural light and provides an opportunity for a standalone trading unit if required.



Roof Top

The roof top area comprises of two levels totalling 12,442 sq. ft. The space provides striking views across the London skyline. It has previously been operated as a popular roof top destination bar offering multiple bars with seating areas, customer WCs and entertainment zones including croquet and ice rink.



Commercial terms/Lease

Rent

Offers invited.

Term

Flexible.

Rates

To be reassessed following completion of new lease agreement.

EPC

Included within Service Charge.

Service Charge

TBC.

Legal Costs

Each party is responsible for their own legal costs.

Licensing

On Application.

Planning

Most recent use – Bar.

Other uses – Subject to planning.

Floor Area (GIA)

Level 2 – 9,677 sq. ft

Level 7 – 6,956 sq. ft

Level 8 – 6,194 sq. ft

Level 9 – 6,670 sq. ft

Level 10 (Roof Top) – 5,887 sq. ft

Level 11 (Roof Top) – 6,555 sq. ft

Floor areas are for indicative purposes only. All floor plans provided within the data room.

Viewings

For further information about the premises or to arrange a viewing please contact the agents Gerald Eve LLP.



Contact

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