The Bespoke Agent™



Sampson Street E1W

Leasehold
7523 sqft (approx)

Reconfigured recently by world renowned architect Gensler (who also designed Facebook's HQ in California), Sampson Street needs no introduction other than an oven ready, high-tech creative hub / serviced office space spanning c.7,500 sqft in Wapping with EPC B rating. Find another.

- High-tech creative hub
- Lateral office space
- Large floorplates
- Self-contained

020 7993 6553 info@thebespokeagent.co.uk thebespokeagent.co.uk


THE NEST



Continuing Wapping's historical nautical theme across each floor of this vast 7,500 sqft / 698 sqm (approx.) split-level office space is easily capable of housing any growing or established enterprise over Ground (3,874 sqft / 360 sqm) & Lower Ground (3,649 sqft / 340 sqm).

Self-contained with excellent frontage spanning some c.14 meters the premises has it's own reception and lounge area before opening up to the main central work spaces which are then surrounded by the feature rooms each housing their own speciality. Currently configured with a simple plug-and-play setup for a media style (or any modern) company, there are editing suites, private phone call booths and a recording studio already in place – plus not one but 8 meeting rooms to choose from AND a private Theatre Room, aptly named 'The Bat Cave' or Conference Room if preferred.

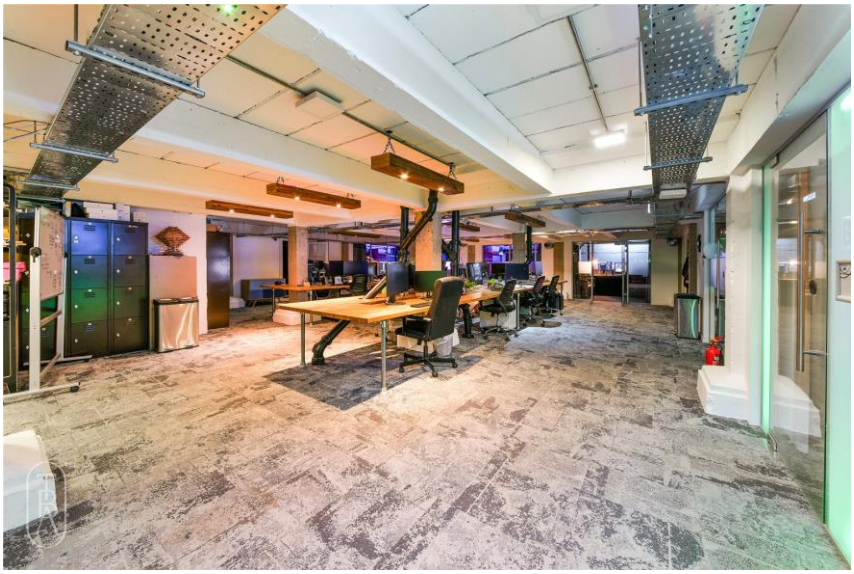
As to be expected the office has been decked out with a best-in-class spec, there's the absolute must have's such as independently controllable air heating/cooling/conditioning and fresh-air induction but also independent lighting features and 3-phase power.

All of this is then wrapped up in a typically Wapping former warehouse building with industrial touches and finishes including polished concrete floors, exposed pipe & brickwork as well as solid timber reclaimed boarding.

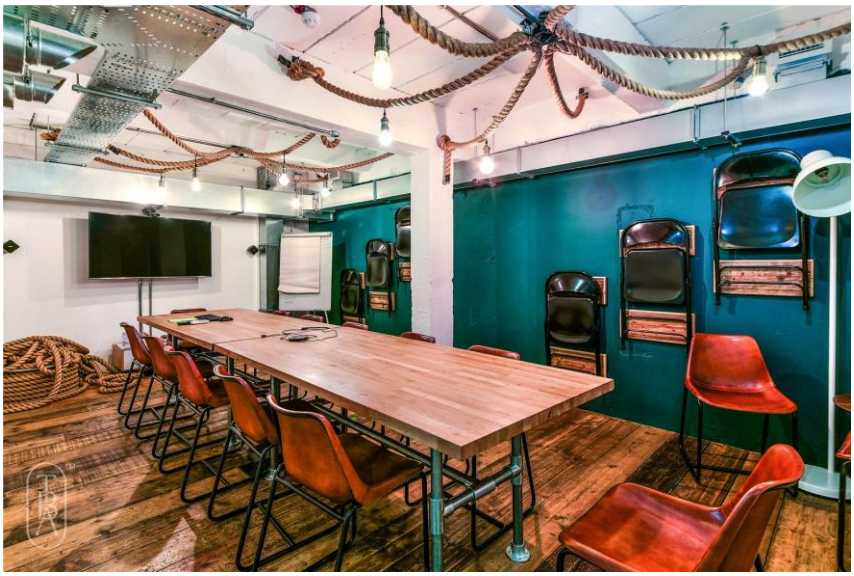
To finish off there are two on-site, private & secure off-street parking spaces included with the sale.

Tenure: Leasehold
Lease Length: 97 years and 8 months
Service Charge: £9,876.06 per annum (approx.)
Ground Rent: £250 per annum (approx.)
Parking: N/A
Local Authority: Tower Hamlets

The Bespoke Agent™





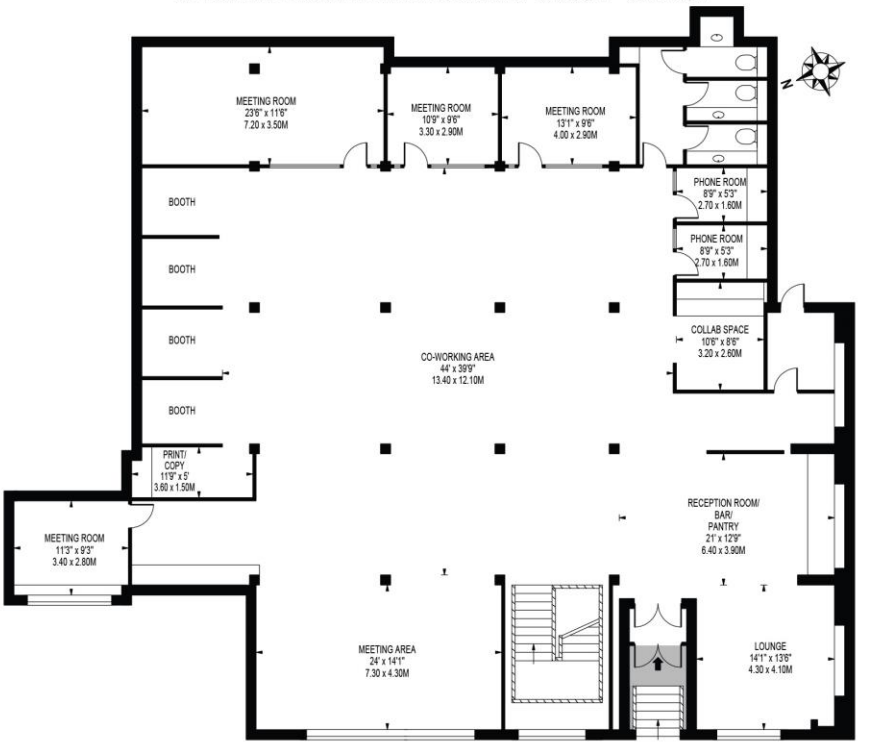


020 7993 6553 info@thebespokeagent.co.uk thebespokeagent.co.uk

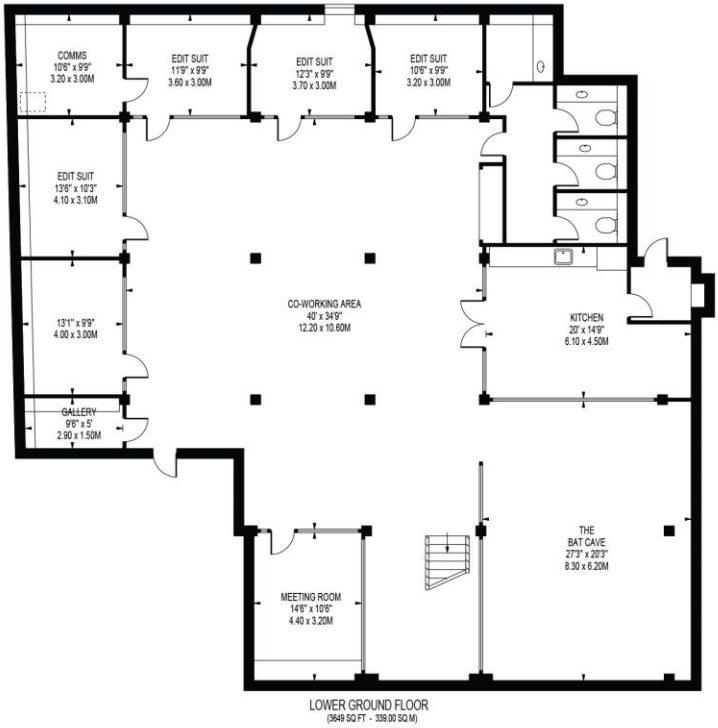
The Bespoke Agent™

SAMPSON STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: **7523 SQ FT - 698.91 SQ M**



GROUND FLOOR
(3874 SQ FT - 359.91 SQ M)



LOWER GROUND FLOOR
(3649 SQ FT - 339.00 SQ M)

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.