



## 2-4 Sampson Street

Wapping, London, E1W 1NA

**Outstanding fully fitted  
headquarter offices with  
secure parking on site in this  
exemplary location in  
Wapping.**

**7,513 sq ft**  
(697.98 sq m)

- Discreet and substantial Prime Office Development.
- Modern, high-quality building.
- Recently re-modelled to a spectacular design.
- Completely self-contained.
- c. 7,513 sq ft/698 sq m.
- Secure parking on site.

# 2-4 Sampson Street, Wapping, London, E1W 1NA

## Summary

<b>Available Size</b>	7,513 sq ft
<b>Price</b>	£2,100,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	B (38)

## Description

Currently owner-occupied, these spectacular offices, arranged across Ground and Basement levels have been recently subjected to an inspired and immensely thoughtful programme of interior design and re-modelling which now offers the perfect set of floors for any growing or established business seeking out this exemplary Wapping location.

Approached via its own entrance and offering an entirely self-contained environment, No.s 2 – 4 Sampson Street boasts a striking set of office spaces with multiple unique features throughout created by a clever blend of architectural design and high-grade installations. From the moment you set foot into the reception lobby, eyes are drawn to the reclaimed scaffold board flooring paying homage to the area as the founder of warehouse architecture, and to the offices beyond which ooze appeal with extensive designer fittings to include light-industrial-style exposed pipework and ducting, rope and timber features, independent and zoned lighting features, polished concrete flooring and an 'all-round' sense of style that is hard to find in such a well-considered formula.

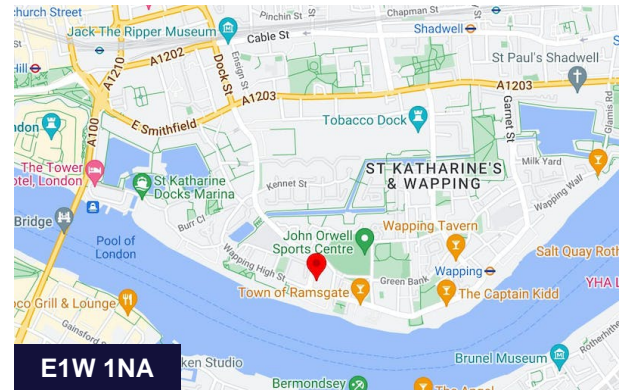
Given its owner-occupier status, all manner of relevant installations have been made with a firm focus on the comfort of the property's occupiers. These include a fresh-air inductions system which distributes all zones including the reception areas, independently controllable air conditioning systems for the two open-plan areas and private offices, editing suites, and meeting rooms of which there are eight in total. The property is complemented by a 3-phase power, private phone booths, and a striking private Conference Room/Private Theatre which perfectly accommodates presentations or private review sessions of work created.

In addition, there are ample washrooms and break-out facilities with unisex toilets separate showers and kitchen areas, alongside secure bike storage and parking for two cars.

## Location

Sampson Street enjoys a very discreet, yet highly connected and inspiring location just off Wapping High Street. Originally a town and suburb in its own right, Wapping is steeped in history with its position on the north bank of the River Thames, giving it a strong maritime character, which it retains through its riverside public houses and steps, such as the Prospect of Whitby and Wapping Stairs. It also has a Royal Navy shore establishment base on the riverfront called HMS President and home to Tobacco Dock and King Edward Memorial Park.

Many of the original buildings were demolished during the construction of the London Docks and Wapping was further seriously damaged during the Blitz. As the London Docklands declined after the Second World War, the area became run down, with the great warehouses left empty. The area's fortunes were transformed during the 1980s by the London Docklands Development Corporation when the warehouses started to be converted into luxury flats and offices such as these.



## Viewing & Further Information



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The building is highly convenient in terms of transport with Wapping Overground Station a short walk away and a little further beyond, DLR at Shadwell and London underground at Tower Hill (Circle and District Lines).

Wapping remains a vibrant and desirable residential location and much has been made of the desirability of high-quality office environments within predominantly residential areas such as these.

### Accommodation

These uniquely-balanced spaces offer:-

Name	sq ft	sq m	Availability
Ground - Raised Ground Floor	3,869	359.44	Available
Lower Ground - Lower Ground Floor	3,644	338.54	Available
<b>Total</b>	<b>7,513</b>	<b>697.98</b>	

### Terms

TITLE & TENURE: The property is held on a Leasehold Title of 125 years from 5th September 1997.

METHOD OF SALE: The property is being sold by private Treaty.

RATEABLE VALUE: The spaces are independently rated as follows:-

- Unit 3 has rateable value of £18,250 per annum.
- Unit 4 has a rateable value of £18,000 per annum.

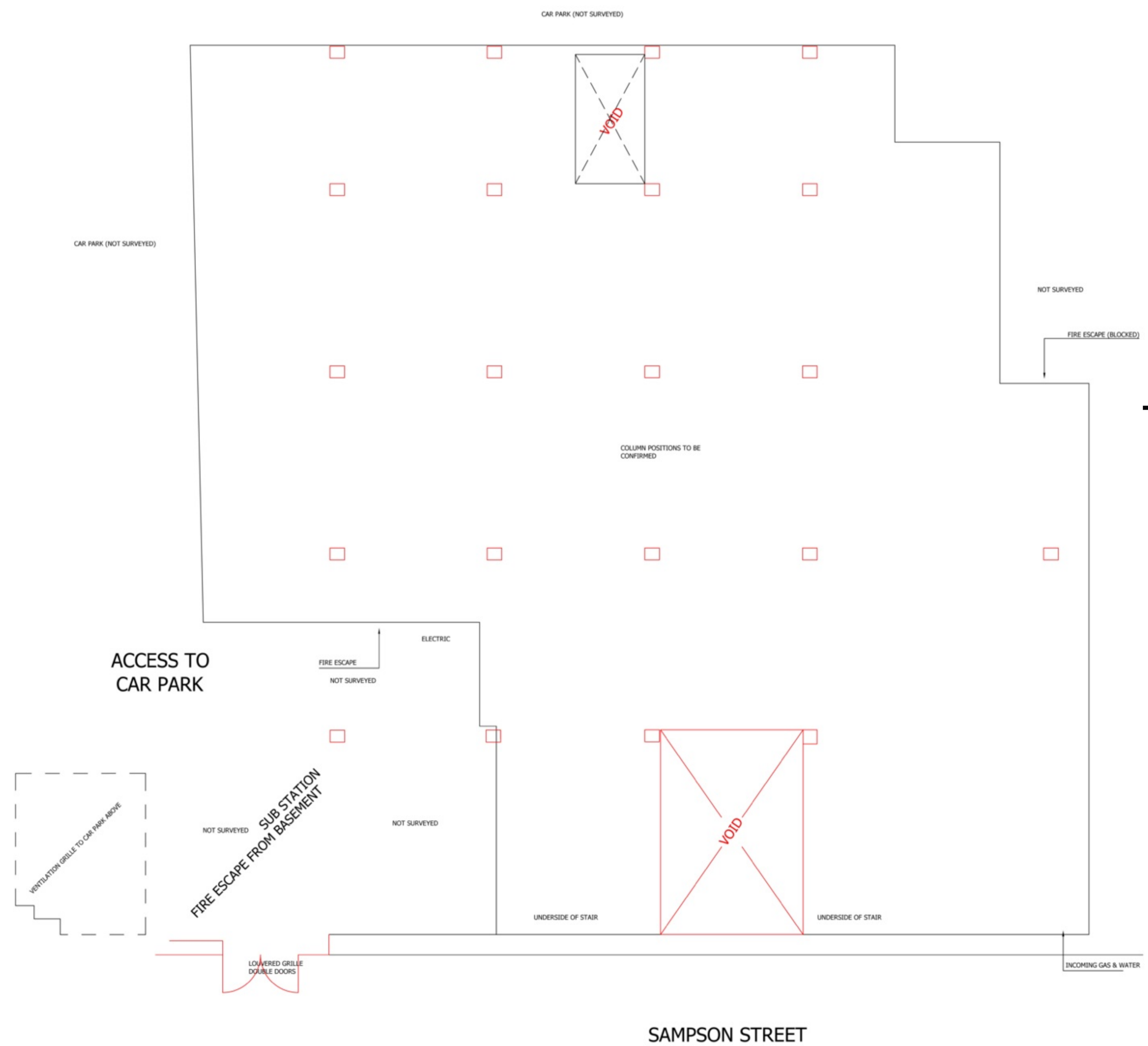
PLANNING: We understand that flexible use can made of these offices under Use Class 'E'.

We also understand that there is potential for conversion into residential subject to the necessary consents.

VAT: We have been advised that the property is not elected for VAT.



REV.	DATE	REVISION
A	15.03.16	First Issue
B	18.03.16	drawing developed



Total area basement  
3644 sq.ft approx

**PRELIMINARY / INCOMPLETE**

01 Existing Lower Ground Floor Plan  
Scale 1:50

**Osel** architects and  
development consultants

**PROJECT:**  
2 & 4 Sampson Street  
Wapping  
London E1w 1NA

**CLIENT:**  
Cherry Duck  
UK Image LTD

**DRAWING:**  
Existing Lower Ground Floor Plan

**DRAWING No.:** E16-008. E02  
**REV.:** B

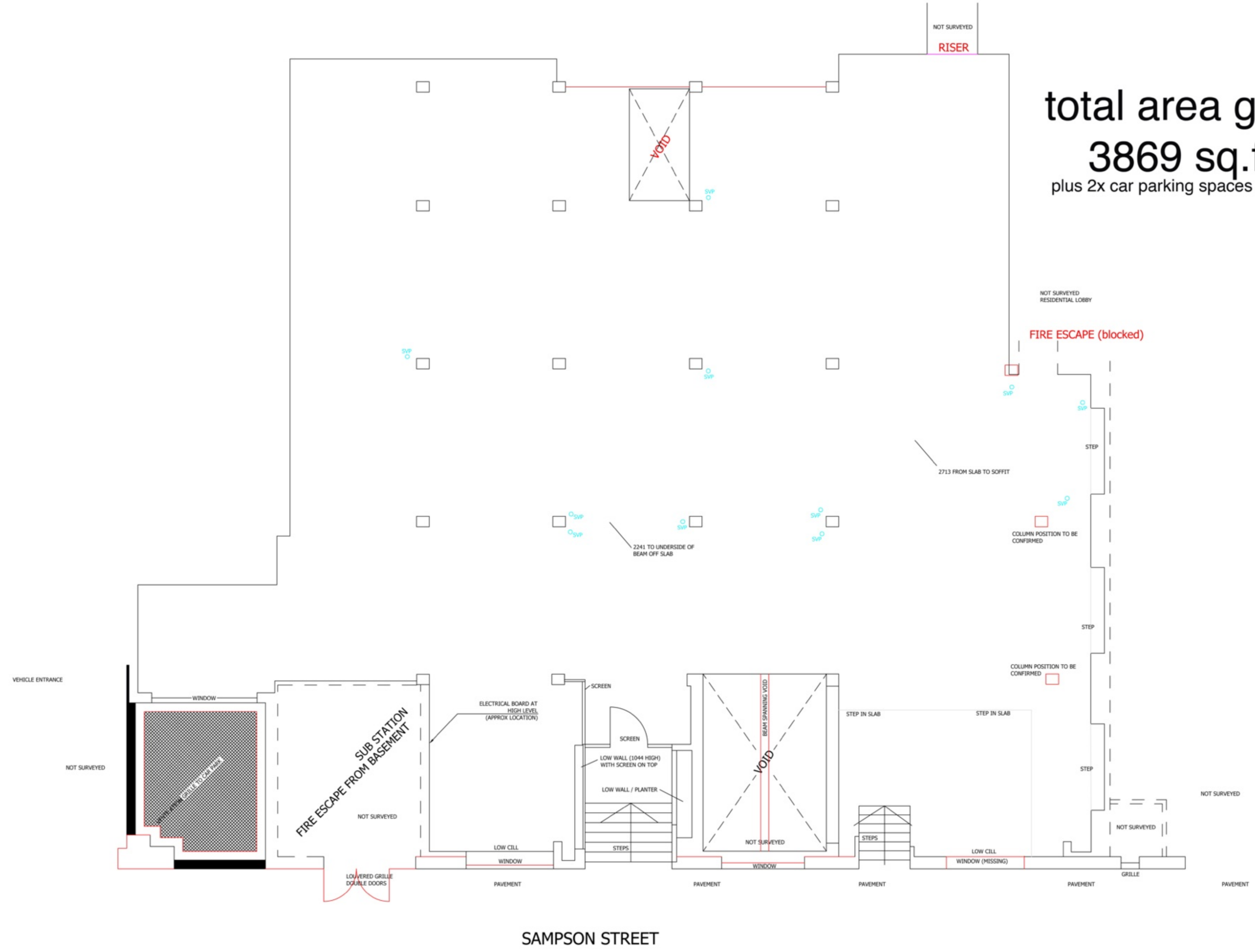
**SCALE:** 1:50  
**DATE:** 14.03.16

**DRAWN:** PM  
**CHECKED:** MW



REV.	DATE	REVISION
A	15.03.16	First Issue
B	18.03.16	additional survey dims taken

total area ground floor  
**3869 sq.ft approx**  
 plus 2x car parking spaces in exterior private car park



SAMPSON STREET