

# 1-2 PRINCES COURT

LDN E1

UP TO 14,770 SQ FT OF FLEXIBLE OFFICE SPACE

# SELF-CONTAINED & VERSATILE

The property comprises a cost-effective, self-contained building of approximately 14,770 sq ft arranged over 4 floors. Each floor benefits from a flexible layout and lift access, and the building includes 4 on-site car parking spaces.

The accommodation is highly adaptable to suit a wide range of business needs, with leasing options available either in its existing condition or customised and refurbished to tenant specifications, with landlord contributions available for improvements.



| Floor  | Spec         | sq ft  | sq m  | Availability |
|--------|--------------|--------|-------|--------------|
| 3rd    | Fully fitted | 2,360  | 219   | Available    |
| 2nd    | Fully fitted | 4,210  | 391   | Available    |
| 1st    | Fully fitted | 4,300  | 399   | Available    |
| Ground | Fully fitted | 3,900  | 362   | Available    |
| Total  |              | 14,770 | 1,371 |              |

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## HIGHLIGHTS



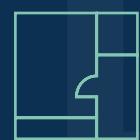
Flexible space



4 car parking spaces



Cost effective



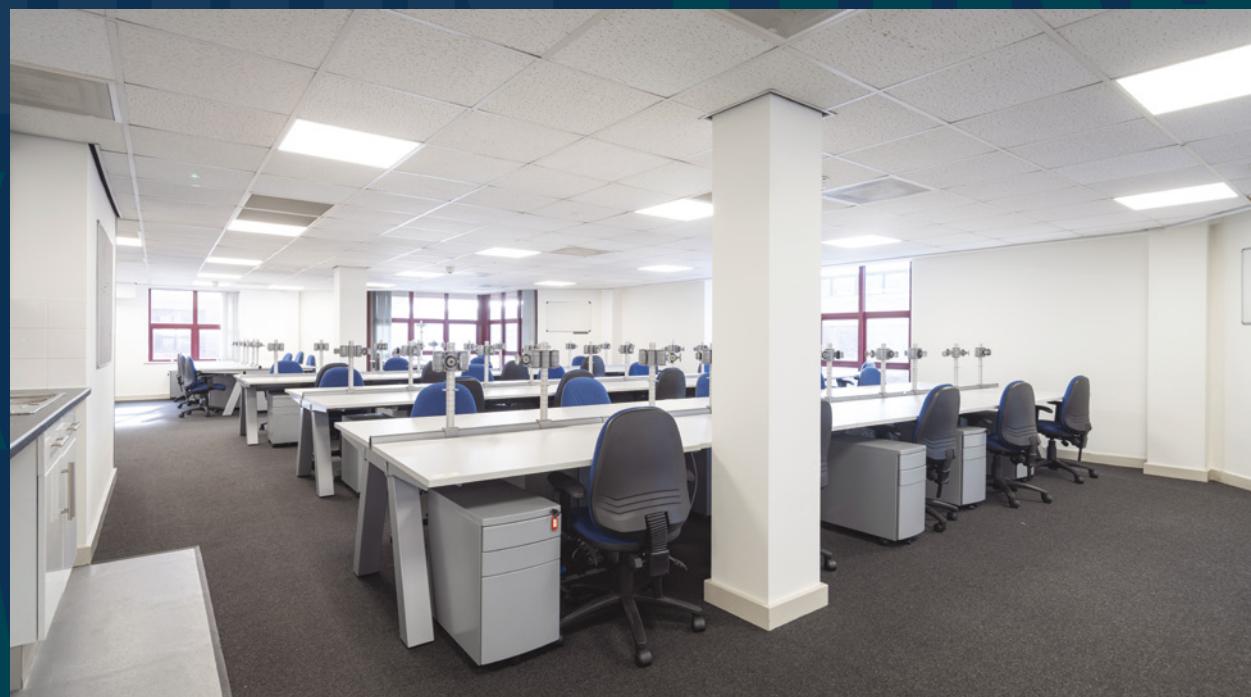
Self-contained building



Leasing options available



Excellent transport links

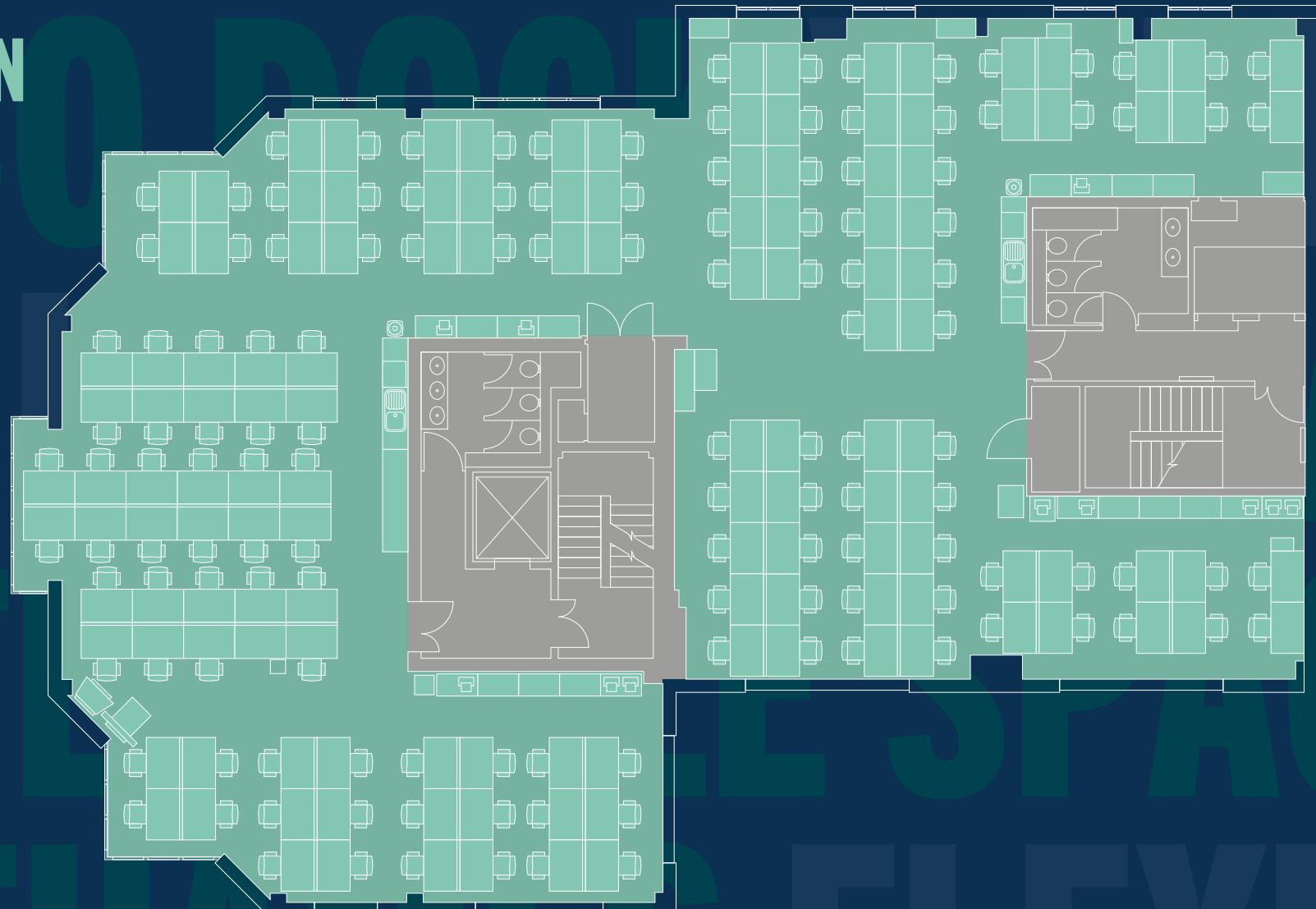


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## TYPICAL FLOOR PLAN

4,210 SQ FT  
391.1 SQ M

137x Workstations  
2x Teapoints  
7x Print stations

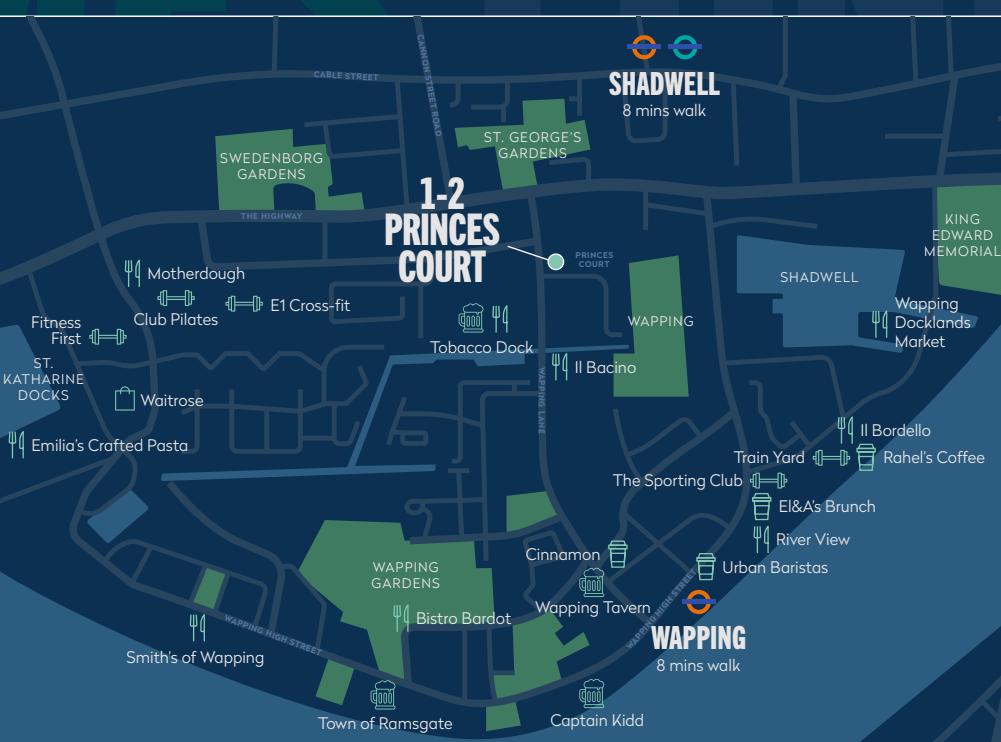


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# 1-2 PRINCES COURT

## CAFÉ'S, CULTURE & CONNECTIONS

Located in the heart of Wapping, 1-2 Princes Court is surrounded by an excellent range of amenities. From cultural events at Tobacco Dock to historic riverside pubs along the Thames, the area offers a rich local environment. Scenic Thames-side walks and nearby green spaces complement the lively mix of cafés, restaurants and pubs around St Katharine's Dock, with gyms and everyday conveniences within walking distance. Transport links via Wapping and Shadwell stations provide DLR and Overground services, offering swift connections to the City and Canary Wharf.



1-2  
PRINCES  
COURT  
LDN E1



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