

TO LET OR LONG LEASEHOLD FOR SALE

Colliers
INTERNATIONAL



Source: Edozo Maps, red line for indicative purposes only

Unit 1, Crescent Wharf, North Woolwich Road, London, E16 2BG

SUMMARY

- Excellent opportunity to acquire detached warehouse with large yard with future re-development potential (STPP)
- Approximately 3 miles east of the City of London, benefits from easy access to the A13 for Docklands, the City and Central London.
- Crescent Wharf sits equidistant between Silvertown and West Silvertown DLR stations.
- The warehouse is approx. 17,200 sq ft GIA. The site is rectangular in shape and approximately 1.3 acres in size.
- To Let or Long leasehold for sale

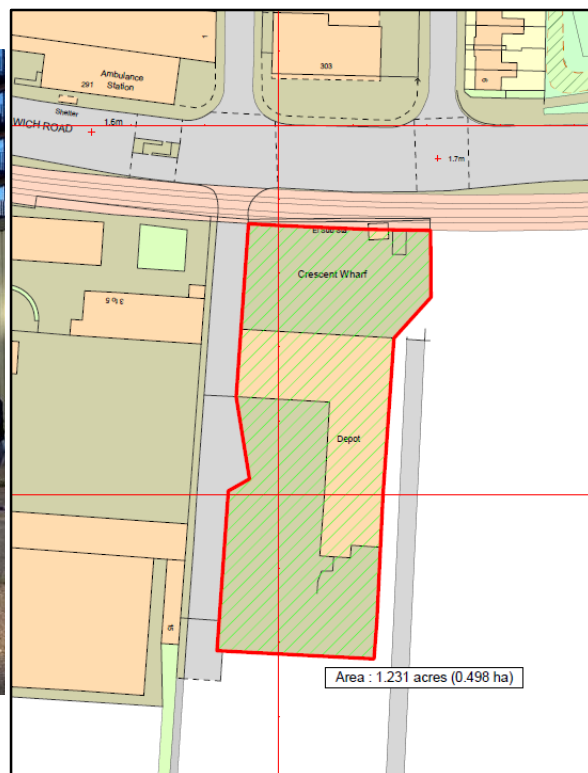
LOCATION

The site is located within the London Borough of Newham, to the south of the North Woolwich Road (A1020), within a short walking distance of the Thames Barrier Park. Crescent Wharf sits equidistant between Silvertown and West Silvertown DLR stations. From West Silvertown station which lies to the west of the subject property along North Woolwich Road, DLR services provide access to Canning Town (2minute journey, Jubilee and DLR services), Canary Wharf (6 minutes journey, providing Jubilee line services) and on to Bank (journey time 18 minutes, providing Northern Line, Central Line & Waterloo and City line services). Future Crossrail links from Canning Town further increase the locations connectivity both east and west across London.

The subject site is located in the heart of the Minoco Wharf masterplan supported by both the London Borough of Newham and London Thames Gateway Development Corporation. The principle of the proposals is large scale residential led mixed use development across the 17.23 hectare site. The majority of the Minoco Wharf Masterplan is being delivered by Ballymore properties, currently in the process of delivering 3,000 residential units, shops, restaurants, cafes and commercial space

DESCRIPTION

The site is rectangular in shape and approximately 1.3 acres in size. The existing building is approx. 17,200 sq ft and comprise light industrial / industrial warehousing of metal and brick cladding arranged of ground and part first floors. There is also a large fenced yard and generous parking area .



PLANNING

The site was previously used for Food Processing and Packaging Retail Warehouse.

Redevelopment opportunity (Subject to Planning) of interest to Developers, Investors and Owner Occupiers

Prospective purchasers are advised that they must make their own enquiries to the local Planning Authority in respect of the site's current and future planning status.

TENURE & LEGAL

The property is offered on either a leasehold or Long Leasehold Sale and will be available with vacant possession. Each party to bare own legal costs.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the above Ordnance Survey extract (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars. The site is to be sold subject to any Planning Scheme or Development Plan or Agreement, Resolution or Notice, which may or may not come into force and subject to any statutory provisions or byelaws, without obligation on part of the vendor to supply them.

TERMS

The property is available on a Long Leasehold Sale with vacant possession or by way of a new lease for a term to be agreed.

EPC

Available on request

VIEWINGS & FURTHER INFORMATION

Strictly by prior appointment with sole agents, Colliers International. For further information please contact:

Akhtar Alibhai
Industrial and Logistics
Direct: 020 7344 6583
Mobile: 07909 684 801
Email: Akhtar.Alibhai@colliers.com

Oliver Johnson
Industrial and Logistics
Direct: 020 7935 4499
Mobile: 07395 243 427
Email: Oliver.johnson@colliers.com

James Burke
Residential Development
Direct: 020 7344 6964
Mobile: 07500 883391
Email: james.burke@colliers.com



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