

PACKING WORKS

Development opportunity for sale

EMPSON STREET | BOW | E3 3LT

SITE AREA: 1.74 acres 42,743 ft² (3,971 m²)



LP
LEWIS
& PARTNERS

STRETTONS
EST 1931



SUMMARY

- Existing building 42,743 sq ft (3,971 sq m), plus mezzanine, on a site area of 1.74 acres
- Excellent opportunity to contribute to the regeneration of the area
- Sold with freehold with vacant possession
- Good road and transport links to Stratford and Canary Wharf
- Established location

LOCATION

The property is situated on a private estate road known as Brickfield Road, which runs off Empson Street, connecting with Devons Road/Devas Street (B140), leading to the A12. With excellent transport connections, being in close proximity to Central London, as well as the local road and motorway network.

Located between Devons Road (DLR) and Bromley-by-Bow (District and Hammersmith & City line), both stations are within a mile.

CONNECTIVITY

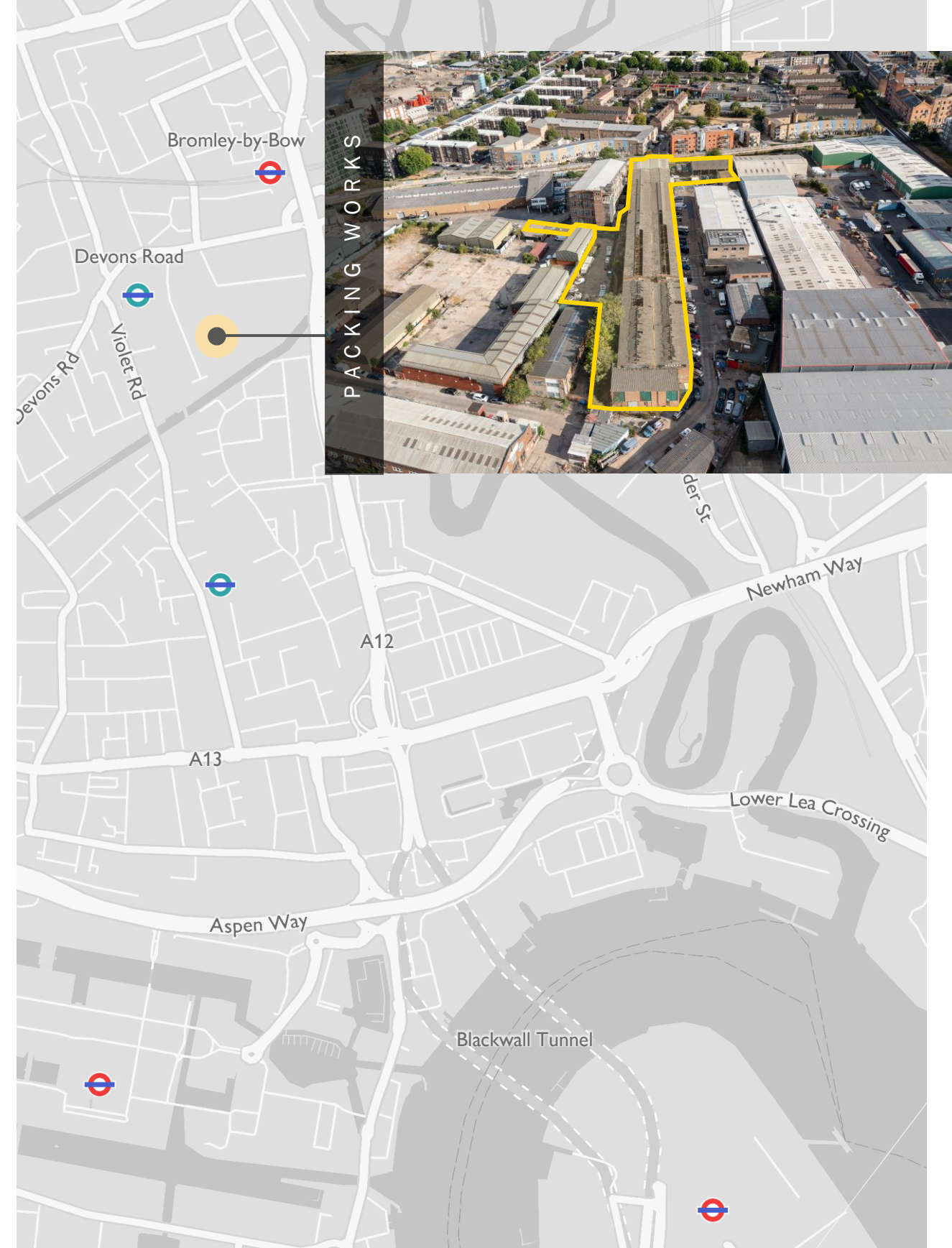
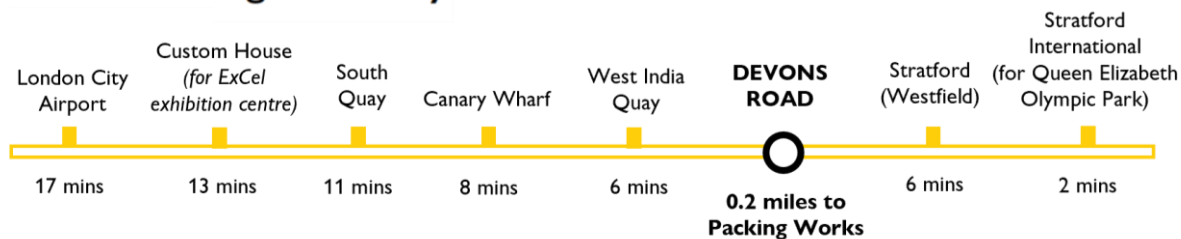
District Line



Hammersmith & City Line



Docklands Light Railway





DESCRIPTION & ACCOMMODATION

The majority of the warehouse is a single-storey industrial unit with eaves of approximately 7m. Part of the building has a substantial first floor mezzanine.

Packing Works is a character warehouse, that has been vacant for a number of years and is now available with potential to regenerate the site.

Possibilities include a variety of uses, subject to planning consent.

	FT ²	M ²
Built Area	42,743	3,971
Parking Area	12,694	1,179
Mezzanine (circa)	20,000	1,858
SITE AREA:	1.74 acres (0.7 ha)	





TENURE:

Sale of the freehold interest with vacant possession

PRICE:

Inviting subject to planning and unconditional offers

VAT:

VAT is payable if applicable

EPC:

Upon enquiry

RATEABLE VALUE:

Interested parties are advised to make their own enquiries to the London Borough of Tower Hamlets.

LEGAL COSTS:

Each party will be responsible for their own legal costs

AML:

The successful purchaser will be required to comply with Strettons' and the FCA's anti money laundering requirements.

VIDEO LINK:

<https://www.youtube.com/watch?v=91CD0SNnojU>

PLANNING:

Packing Works falls within the Empson Street Strategic Industrial Land and the Limehouse Cut Conservation Area. The former factory building is largely derelict and has been vacant for a number of decades and so any proposal to reuse the site is expected to require detailed planning permission.

Any development here will be required to protect the setting of the waterways and surviving historic buildings, including Packing Works. The opportunity exists for appropriate new development to enhance the character and appearance of the Conservation Area, to open up access to the canal and encourage waterside activity. Each party is advised to make their own enquiries with the London Borough of Tower Hamlets.

FOR FURTHER INFORMATION PLEASE CONTACT

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