



Ref: 1455

**New Day Nursery Premises
FOR SALE or TO LET**

*In major landmark development in The Royal Docks
Adjacent to Pontoon Dock Station (DLR), The Thames Barrier and
adjoining and overlooking Thames Barrier Park,
Close to Excel and London City Airport*

**Unit D, Waterside Park, North Woolwich Road
The Royal Docks, London, E16 2HP**



Artists impression

**Approx. 1,627 sq ft (151.17 m²) gross internal
*self-contained ground floor * private terrace * 1 car parking space**

D1 planning permission for a day nursery

To be let on a new F R & I lease for a term to be agreed
subject to geared rent reviews
Rental offers invited in the region of £40,000 pax
Or to be sold

125 years lease at £250 pax ground rent
Offers invited in the region of £485,000
Subject to contract

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.



Location	Waterside Park is located in North Woolwich Road in the Royal Docks and is virtually adjacent to Pontoon Dock Station (DLR) for services to Central London, the underground, overground and main line services. It is also within easy reach of London City Airport, Excel, Canary Wharf and Stratford. Thames Barrier Park adjoins the property and this unit actually overlooks the park. The Thames and The Thames Barrier form the boundary of the park.
The Property	<p>Ground floor corner unit basically in open space, offered in shell and core condition ready for the occupiers fit-out. The property is approached directly from within Waterside Park and features an extensive private terrace.</p> <p>Double front doors and three sets of doors opening onto the terrace.</p> <p>Dimensions approximately 17.14m x 8.82m</p>
Floor area	Total Gross int. floor area approx. 1,627 sq. ft. (151.17 m ²)
Car Parking	<p>One car parking space is reserved for the unit in the underground car park.</p> <p>Note areas as provided</p> <p>The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.</p>
Exterior	Private terrace.
Finishes & Services	<p>Shell and core finish Glazed frontages Capped services Option for fibre optics Connection available for heating.</p> <p>Note: Services not tested</p>
Planning	We are advised that the property enjoys D1 (Education, day nursery uses). Prospective purchasers/tenants are advised to consult Newham Borough Council planning department regarding specific occupational requirements
Rating	TBA

EPC	TBA when completed
VAT	The property is elected for VAT purposes
Tenure	The property is to be let on a new F R & I lease for a term to be agreed subject to three yearly geared rent reviews
Rent	Rental offers are invited in the region of £40,000 pax Or
Sale	To be sold on 125 years lease at a ground rent of £250 pax
Price	Offers are invited in the region of £485,000 Subject to contract
Service Charge	Estimated £2/3 psf pa
References	Bernard Gordon & Company charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlord.
<u>Holding Deposit</u>	Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.
Costs	Each party to be responsible for their own legal and professional costs.
Viewing	Bernard Gordon FRICS/Ben Wallis BA(Hons) 020 8099 3119 sales@bernardgordon.co.uk

Site plan



Location map

