



DRON & WRIGHT

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FREEHOLD FOR SALE



Former Bow Fire Station, 64 Parnell Road, London E3

Approx. 8,780 Square Feet (816 Square Metres)

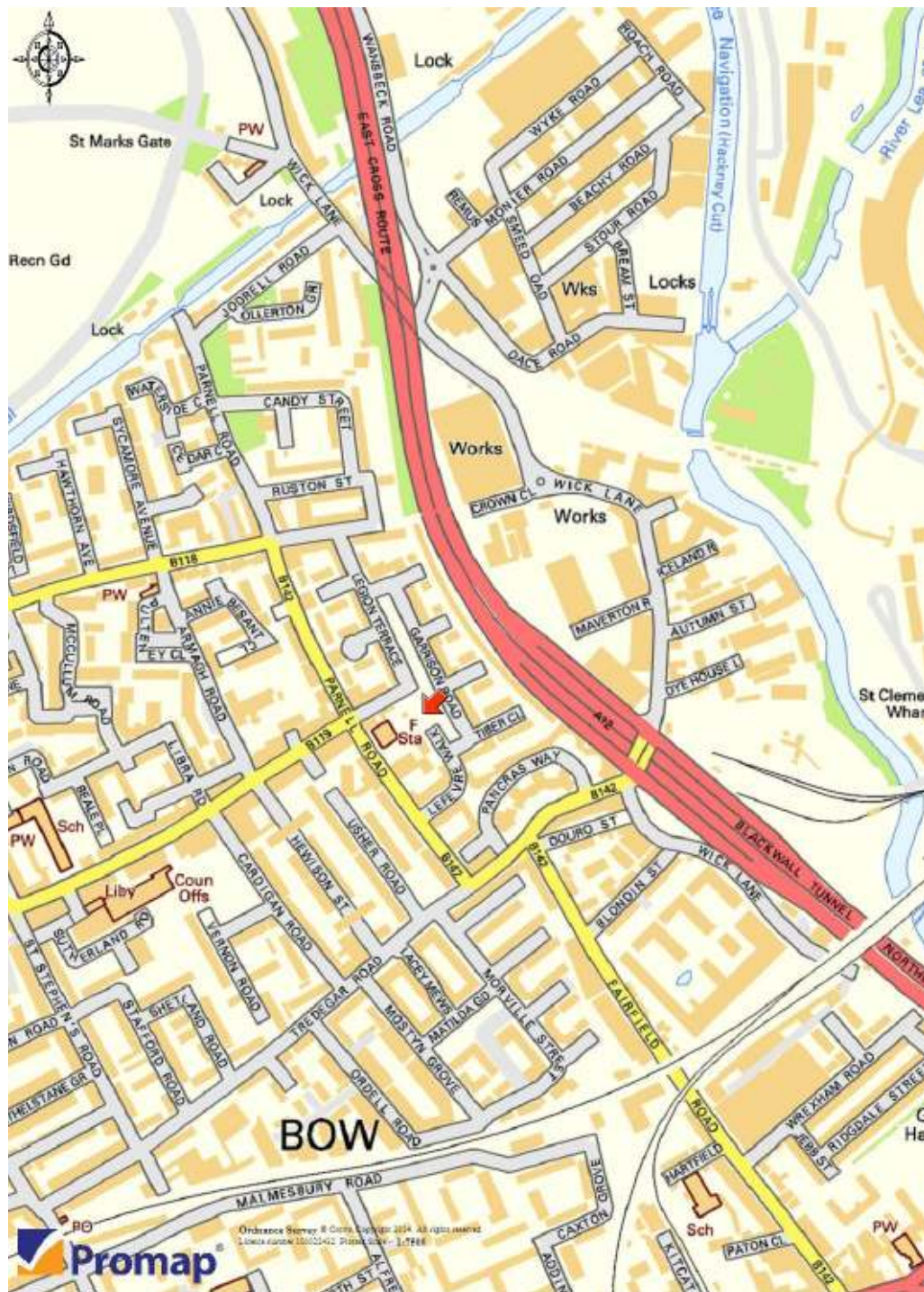
Site Area of Approx. 0.59 Acres (0.237 Hectares)

Subject to Contract

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Location : Bow is situated in the London Borough of Tower Hamlets, between Stratford to the east and Hackney to the west. It is approximately 4½ miles to the east of central London. Parnell Road is shown on the street plan below.



The property is situated on the east side of Parnell Road, close to the historic Roman Road Market. It is outlined in red on the Ordnance Survey extract below.



The surrounding area is of mixed use, comprising residential, retail and restaurant uses.

The property is a relatively short distance from Bow Road underground station and Bow Church Docklands Light Railway terminus. It is also served by local bus routes.

Description : The property comprises a site of about 0.59 acres (0.237 hectares), on which there is a two storey former fire station building completed in the 1970's, with a drill tower in the rear yard.

The property is of concrete frame construction, with brick elevations and a flat roof. It is accessed from Parnell Road and there is a large rear yard.

The property was previously utilised as a two appliance bay fire station on the ground floor with offices, gym, storage, recreation room, dormitories, washrooms and a kitchen on the first floor.

Floor Areas : The approximate gross internal floor areas (GIAs) of the main building are as follows:-

<u>Floor</u>	<u>Gross Internal Floor Area (Square Feet / Square Metres)</u>
First	2,585 / 240
Ground	5,737 / 533
Stores	<u>458 / 43</u>
Total	8,780 / 816

CAD plans of the main building are available, on request.

Planning: The property has an established use as a fire station. That use is sui generis and therefore any change of use will require planning consent.

The property is located within an archaeological priority area and abuts the Roman Road Market Conservation Area.

A planning report is available, on request.

Tenure : The freehold interest in the property is to be sold with vacant possession, subject to a lease to JC Decaux UK Limited for an advertising hoarding. The lease is for a term expiring in November 2015 and it is subject to a mutual break option, on three months notice. A copy of that lease and a report on title is available, on request.

Offers : The sale is to be by way of informal tender and private treaty. Offers will be considered on an unconditional or subject to planning basis. Bidders are encouraged to give serious consideration to the inclusion of onward sales clawback and planning overage in their offers.

This is one of nine former fire stations which are being sold. Bids for individual properties, groups of former stations or the entire portfolio will all be considered.

VAT : VAT will not be applicable to the sale.

EPC Rating : D81. A copy of the Certificate is available, on request.

For further information please contact:-

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Disclaimer :

Dron & Wright for themselves and for the vendor of the property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.

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Dron & Wright have not made any investigations into the existence nor otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making their own enquiries in this regard.