



## SITUATION

Located at the junction of Cumberland Road and Elkington Road within a densely populated residential area, close to New Barn Street and only a few minutes' walk from the main A124 Barking Road and the busy multiple retail centre of Plaistow.

Plaistow lies between East Ham and Poplar just north of the A13 which provides direct access to Canary Wharf and the City to the west and then the M25 (J30) to the east.

London City Airport and Excel London are both under 2 miles directly south.

## PROPERTY

A single storey **Warehouse Building** with rooflights and a roller shutter door for unloading.

There is an open plan storage/sales area with an Office, Kitchen area and Shower Room/WC.

## ACCOMMODATION

### Ground Floor Warehouse

Building Width 59'1"

Building Depth 15'1"

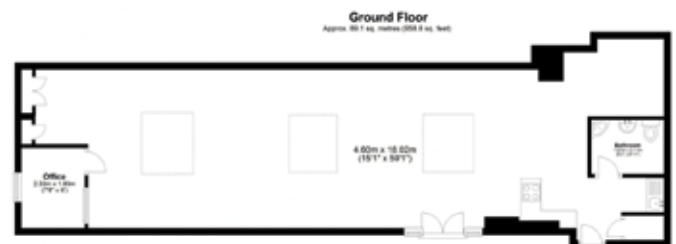
**GIA Approx 958 sq ft**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: There may be potential for change of use to residential or perhaps a complete redevelopment, subject to obtaining the necessary consents.**

**Note 2: Refer to the Auctioneers for the video tour of the property.**



Plan not to scale and for identification purposes only

# Vacant Warehouse

The Surveyors dealing with this property are  
**Jonathan Ross** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Gandecha & Pau

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