London 2012

The development has unrivalled views over the Olympic Park which is currently being constructed for the London 2012 Games. This will contain a number of venues including the Olympic Stadium, The Aquatics Centre and the London Velopark. The main Olympic Stadium is situated on the site adjacent to the River Lea approximately 200 metres from Riverside Works.

After the Olympics the ‘legacy’ plans include the largest new urban park in Europe for over a century and a new university.
Executive summary

- Freehold
- 112 live/work units (10,847 sqm / 116,757 sq ft)
- 2 x B1 office units (1,030 sqm / 11,087 sq ft)
- A1/A3 retail unit (88 sqm / 947 sq ft)
- 78 secure underground parking spaces
- All units currently vacant
- Recently completed with the majority of units ready for occupation
- Unrivalled views over the Olympic Park
- To be offered vacant on completion
- Potential for residential use, subject to obtaining all necessary consents

Location
The development is located on the east side of Wick Lane next to the River Lea in an area of Bow, East London known as “Fish Island” in the London Borough of Tower Hamlets. The property is located to the west of Stratford, close to the proposed Westfield Stratford City shopping centre, Stratford rail and Underground Station (Liverpool Street Station 9 minutes) and the proposed Crossrail Line (2017). Local rail links are provided by Hackney Wick Train Station (London Overground Line) and Pudding Mill Lane DLR Station. The nearby A12 provides access to the A406 North Circular Road and The Blackwall Tunnel.

Description
The development comprises a recently completed block of 112 live/work units, two B1 office units and one A1/A3 retail unit. The property is arranged over lower ground, raised ground and six upper floors and has been designed to allow the majority of units to have views over the River Lea and the Olympic Park. There are 78 secure parking spaces situated on the lower ground floor of the development accessed off Wick Lane. All units are currently vacant.
Accommodation Schedule

<table>
<thead>
<tr>
<th>Floor</th>
<th>No of Units</th>
<th>Use</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lower Ground</td>
<td>10</td>
<td>Live/Work</td>
<td>943</td>
<td>10,150</td>
</tr>
<tr>
<td>Upper Ground</td>
<td>3</td>
<td>Live/Work</td>
<td>275</td>
<td>2,960</td>
</tr>
<tr>
<td>1st</td>
<td>18</td>
<td>Live/Work</td>
<td>1,712</td>
<td>18,428</td>
</tr>
<tr>
<td>2nd</td>
<td>17</td>
<td>Live/Work</td>
<td>1,631</td>
<td>17,556</td>
</tr>
<tr>
<td>3rd</td>
<td>17</td>
<td>Live/Work</td>
<td>1,711</td>
<td>18,417</td>
</tr>
<tr>
<td>4th</td>
<td>17</td>
<td>Live/Work</td>
<td>1,634</td>
<td>17,588</td>
</tr>
<tr>
<td>5th</td>
<td>17</td>
<td>Live/Work</td>
<td>1,676</td>
<td>18,040</td>
</tr>
<tr>
<td>6th</td>
<td>12</td>
<td>Live/Work</td>
<td>1,265</td>
<td>13,616</td>
</tr>
<tr>
<td>Sub Total</td>
<td>112</td>
<td></td>
<td>10,847</td>
<td>116,757</td>
</tr>
<tr>
<td>Upper Ground</td>
<td>2</td>
<td>B1 Offices</td>
<td>1,030</td>
<td>11,087</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>A1/A3 Retail</td>
<td>88</td>
<td>947</td>
</tr>
<tr>
<td>Total</td>
<td>115</td>
<td></td>
<td>11,965</td>
<td>128,791</td>
</tr>
</tbody>
</table>

107 live/work units contain 2 bedrooms, bathroom and ensuite shower room and 5 live/work units contain 3 bedrooms, bathroom and ensuite shower room. Areas have been provided to Allsop LLP and have not been independently verified.

Planning

Planning permission now exists for a lower ground floor plus 7-storey building comprising 112 live/work units, 1,123 m² of Class B1 offices and 107 m² of A1/A3 retail area.

Planning advice has been sought from Barton Willmore Planning Consultants following their discussions with the Olympic Delivery Authority (ODA) about the potential reconfiguration of the development. We understand that the ODA are sympathetic to the principle of a change of use from live/work and the reconfiguration of the internal accommodation in order to incorporate more traditional flatted residential units. A planning report from Barton Willmore is included within the further information on the download website.

Planning Authority:
Olympic Delivery Authority Tel: 020 8430 6020
www.london2012.com/planning

Internal Condition

All 112 live/work units have been finished to a high standard with timber laminate floors, double glazed windows, electric panel radiators and video entry systems. The kitchens have marble worktops, AEG ovens and Electrolux fridge freezers, washing machines and dishwashers.

The scheme has been vacant for approximately 12 months and therefore, some remedial works will be required to a number of units.

The B1 office units are in ‘shell’ condition while the A1/A3 retail unit is completed and ready for a tenant to fit out.

Proposal

Unconditional or Joint Venture offers are invited for the freehold interest, subject to contract.

Within offers, prospective purchasers should provide evidence/clarification of funding and provide details of any conditions to which their offer is subject.

Further Information

Further supporting information relating to the above is available at:
www.allsopdownloads.com/riversideworks
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Viewings

Strictly by appointment only.
Please contact Allsop to arrange a viewing.

For further information or to make arrangements for viewing please contact:

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View from Penthouse