Additional Sales Information

The following information should be read in conjunction with the information contained within the marketing brochure and the downloads contained within this website.

Tenure
Freehold

Value Added Tax (VAT)
We understand that the developer has opted to tax and that VAT is payable on both the purchase price of the commercial element and the open market value of the work area within each live/work unit.

Internal Condition
The building has been vacant for approximately 12 months and, therefore, some remedial works will be required to a number of units before they are ready for occupation. Prospective purchasers are advised to satisfy themselves as to the nature/extent of works that may be required during the planned block viewings.

Warranties and Guarantees
Limited Collateral Warranties will be assigned to the purchaser. Premier Guarantees have been issued in respect of all 112 live/work units.

Agreements for Sale
Notwithstanding the unilateral notices contained within the office copy entries, prospective purchasers should note that the entire development will be offered vacant on completion. This may necessitate a delayed completion and further details will be provided to the preferred purchaser during the formal due diligence period.

Planning
Outline planning permission was granted on 7th October 2005 for a lower ground plus 7-storey building comprising 104 live/work units, 1,123 m\(^2\) of Class B1 offices and 107 m\(^2\) of A1/A3 retail unit (application no. PA/03/01617).

The planning permission states that each live/work is to be a minimum of 90 m\(^2\) split in a 60:40 ratio between the work and live accommodation.

On 6 August 2008 the Olympic Delivery Authority (ODA) permitted the reduction in the number of car parking spaces from 111 to 78 stating that they consider it to be a non material change.

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

Misrepresentation Act: 1. Allsop LLP on its own behalf of the vendor/lessor of this property whose agent Allsop LLP is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Allsop LLP nor any of its members or any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant.

2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Allsop is the trading name of Allsop LLP.