

3 Gallions Close

Thames Road, Barking IG11 0JD

Colliers



For Sale

For further details please
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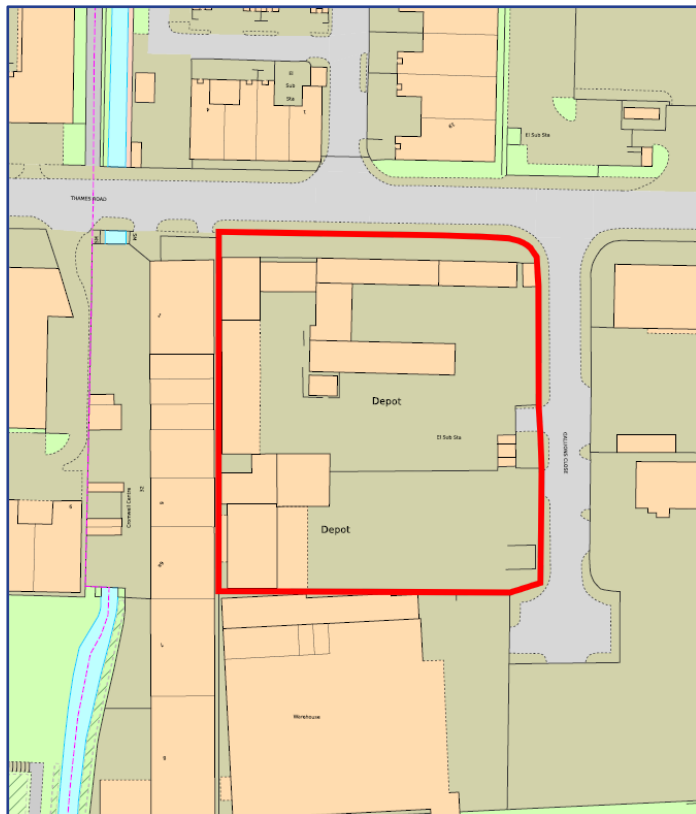
Brownfield redevelopment opportunity

Summary

- Asset repositioning opportunity, with potential for an enhanced commercial use or residential redevelopment
- Resolution to grant planning permission for a residential development of 233 residential units (21/01180/FULL)
- Part of the draft London Borough Barking & Dagenham Thames Road masterplan area for residential-led redevelopment and co-location
- Existing plot of 1.73 acres (0.7ha), with existing buildings totalling c.16,792/ft (c.1,560m²)
- Freehold for sale

Location

The site is bounded to the north by Thames Road, to the east by Gallions Close, to the south by a warehouse used by Lituanica Wholesale and the to the west by a multi-tenanted warehouse plot known as the Cromwell Centre. 3 Gallions Close, is part of the River Road and Thames Road Industrial Estate located south of Barking Central within the London Borough of Barking and Dagenham.



Description

The site has historically been used as a dairy distribution depot, and more recently for meanwhile uses such as open storage. The surrounding sites are low rise warehouse units with a variety of industrial uses. Beyond the industrial plot to the north is the Thames View Estate and beyond the industrial plot to the south is further residential development.

Thames Road is the primary access route and is served by the EL3 Transport for London bus route. Gallions Close itself is a no through road with a turning head at the southern end. This adopted highway serves as access to the wider Close.

Existing Site Uses

- Site Area: 0.7 Ha
- Existing industrial uses: Former Medina Dairy distribution depot.
- Total footprint of buildings: c.16,792/ft (c.1,560m²)

Planning

A full planning application for the demolition of existing buildings and structures, and the erection of buildings ranging from 2 storeys to 15 storeys to accommodate 233 residential units and 271 sqm non-residential floorspace (Use Class E) obtained resolution to grant at planning committee. The proposals include the delivery of landscaping and public realm, play space, access, car parking and other associated and ancillary works.

Planning Application Reference; 21/01180/FULL

The Local Authority is the London Borough of Barking & Dagenham.



Method of Sale

The subject property is for sale via informal tender, unless sold prior. The vendors reserve the right not to accept the highest, or indeed, any offers submitted.

Tenure & Vacant Possession

The land is held Freehold under title(s) LN253286 & NGL124876. The site is occupied under licence with a short rolling break notice. The Purchaser has the option to acquire the property with the licence in place or with Vacant Possession. Each party is to bear their own legal costs.

Datalink

A dataroom link will be provided on request.

VAT

The property is elected for VAT.

Viewing Arrangements

Viewings onsite are strictly by prior appointment.

AML / Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed and requested at the point of agreeing Heads of Terms.

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