

FOR SALE

ELKINGTON ROAD, PLAISTOW, E13 8LQ



REFERENCE: AMP3828

- SINGLE STOREY BRICK BUILT BUILDING
- CURRENTLY USED AS A STORAGE FACILITY
- APPROXIMATELY 960 SQ. FT WITH POTENTIAL SCOPE FOR UPWARDS EXTENSION
- PREDOMINANTLY OPEN PLAN SPACE WITH AN OFFICE, BATHROOM AND KITCHEN FACILITIES
- SUITABLE FOR A RANGE OF ALTERNATIVE USES/ DEVELOPMENT - SUBJECT TO NECESSARY CONSENTS

ALEX MARTIN  
COMMERCIAL







## DESCRIPTION

The brick built property is demised on ground floor and is predominantly open plan. It also benefits from an office to the left hand side of the building and on the right hand side are kitchen and WC facilities.

The open plan nature of the premises lends itself to a range of alternative uses, as well as development - subject to necessary consents. The building benefits from a flat roof and there may be scope for a potential upward extension.

The unit is surrounded by on street parking which may be of benefit to potential occupiers.



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## LOCATION

This property is located in Plaistow, which is in the middle of East Ham and Poplar. Its prominent location finds itself surrounded by a number of landmarks including London City Airport, Excel London and Newham University Hospital.

The closest train station to the building is Canning Town, which is just 1 mile away. This provides useful Jubilee line services throughout London. Royal Victoria, East Ham, West Ham and Plaistow Stations are also within close proximity of the building.

Elkington Road is surrounded by a number of useful amenities including Iceland, Tesco Express and McDonald's. As well as a variety of local shops, restaurants and cafe's. There are also a selection of green areas in the local area including Cumberland Playing Field and Hermit Road Recreation Ground.



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# FLOOR PLAN

**Ground Floor**  
Approx. 89.1 sq. metres (958.6 sq. feet)



Total area: approx. 89.1 sq. metres (958.6 sq. feet)

For illustration purposes only. www.modephoto.co.uk @modephotouk  
Plan produced using PlanUp.

## ACCOMMODATION

Ground Floor : 958 sq. ft.

## TERMS

Guide Price: £295,000 +

## VAT

Not applicable.

## VIEWINGS

Strictly by appointment with Alex Martin Commercial and Savills.



**BEN OLDSTEIN**  
E [ben@alexmartin.co.uk](mailto:ben@alexmartin.co.uk)  
M 07824 098820  
T 020 7100 2348



**ROBIN HOWESON**  
Head of Auctions  
E [rhoweson@savills.com](mailto:rhoweson@savills.com)  
T 020 7824 9053

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**ALEX MARTIN COMMERCIAL  
ALPHA HOUSE,  
100 BOROUGH HIGH STREET.  
LONDON, SE1 1LB**

[WWW.ALEXMARTIN.CO.UK](http://WWW.ALEXMARTIN.CO.UK)