



Former West Ham Pumping Station E15 3JZ

A Rare Class F property, located in close proximity to Stratford Town Centre and local amenities.

- **First floor F1 classrooms and offices suitable for education, training other uses within Class F**
- **Unique NSAR approved rail training track**
- **Abbey Road DLR is only a 100m walk from the property**
- **8 available car parking spaces**

Interested?

Request more information.

020 8221 9610

dobbinandsullivan.com

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Summary

Available size	8,745 sqft
Rent	£110,000
Business rates	To be assessed
EPC	D (77)
VAT	Property is subject to VAT

Description

The classroom and offices benefit from electrical lighting incorporated into the suspended ceilings, wall mounted heating and lots of natural light. The railway track is located to the southeast of the pumping station. It is one of the largest sections of unused railway track in the UK and is an excellent facility for training railway personnel. Additionally, it must be noted the track has been verified by the National Skills Academy for Rail (NSAR).

Location

The subject property lies on the south side of Abbey Road at the junction with Canning Road, approximately 0.8 miles from the A118 High Street, Stratford and the A112 New Plaistow Road, both of which are the two main arterial roads into and out of Stratford. The subject site and premises are bordered by Abbey Road to the west, Canning Road to the east and Greenway to the south. The area is of a mixed use with both commercial buildings located nearby including pockets of residential housing. Abbey Road DLR Station is a 100m walk from the premises providing regular journeys to Stratford High Street or in a southerly direction towards London City Airport and Woolwich.

Lease

A new full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs incurred in this transaction, subject to the prospective purchaser solicitors undertaking to pay the landlord's abortive costs if the prospective purchaser withdraws from the transaction.

Accommodation

Location	Size IPMS3 sqft	Size IPMS3 sqm	Rent (Pax)	Opted to tax
1 st floor office and classrooms	2,524	234.49	£50,000	VAT Applicable
External railway track	6,221	577.99	£60,000	VAT Applicable
Totals	8,745	812.48	£110,000	VAT Applicable



Viewing & Further information

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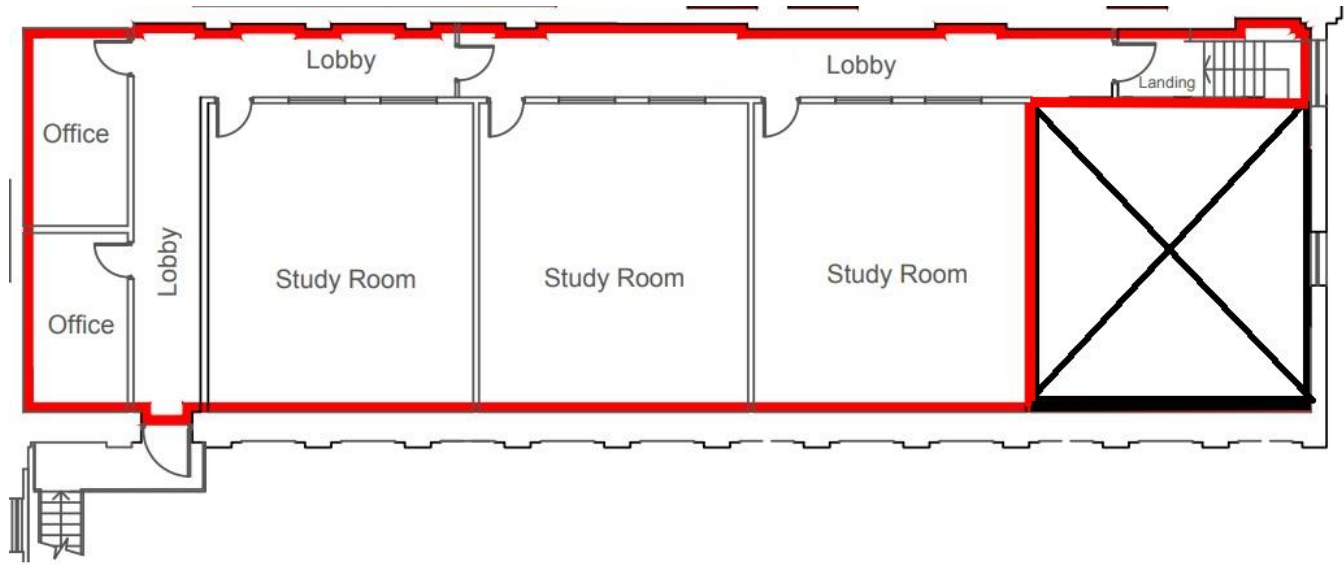
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Floor Plans

Classrooms & Office



External Railway Track

External Rail Workshop



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