



## Site on Remus Road, Hackney Wick, London, E3 2PL

Great opportunity to secure some open land in Hackney Wick, suitable for open storage purposes or other uses, subject to consents.

- Large open plan plot of land in Hackney Wick
- Available on a new 18 month term
- Mostly surfaced site with services available
- Good access and loading capabilities with links to the A12 and A13.

Interested?

Request more information.

020 8221 9610

[dobbinandsullivan.com](http://dobbinandsullivan.com)



# Site on Remus Road, Hackney Wick, London, E3 2PL

## Summary

<b>Available Size</b>	46,413 sq ft
<b>Rent</b>	£115,000.00 per annum
<b>Business Rates</b>	We recommend any ingoing tenant make their own enquiries to the local authority
<b>EPC Rating</b>	EPC exempt - No building present

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Total yard area	46,413	4,311.91
<b>Total</b>	<b>46,413</b>	<b>4,311.91</b>

## Description

The open site is mostly surfaced with its current use as car storage for a rental company. The L shaped site is accessible from Remus Road with a wide electric entrance gate. Services for water and power are on site with current welfare facilities in portacabin units, although we expect these to be removed by the outgoing tenant. Due to planned redevelopment, the site is available for 18 months with the possibility to extend month by month thereafter. There is also lighting around the perimeter although this is untested.

## Location

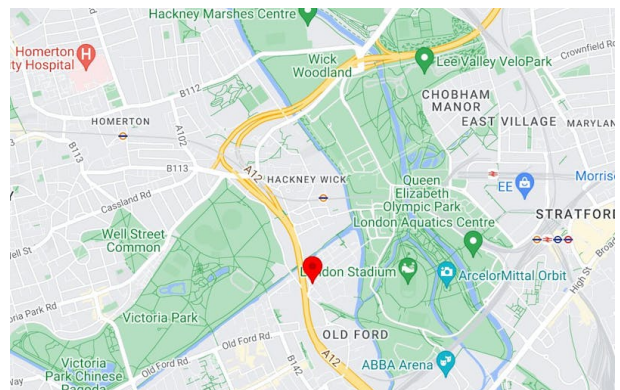
The site is located on Remus Road on the corner of the roundabout junction with Wansbeck Road and Monier Road. The surrounding area is mostly residential buildings with a hub of activity in the Hackney Wick area offering food courts, bars, creative spaces and more around the station just 5 minutes walk away. Access to the A12 is within 5 minutes providing links towards Essex and south London.

## Term

We are offering a new lease for a term of 18 months with the option for extension on a month by month basis depending on redevelopment.

## Legal Costs

Each party to bear their own legal costs in the transaction.



## Viewing & Further Information

### Nick Robinson MRICS

020 8221 9612 | 07983 731978  
nick.robinson@dobbinandsullivan.com

### Reuben Reid-Williams MRICS

020 8221 9619 | 07932 875089  
reuben.reid-williams@dobbinandsullivan.com

**More properties @ dobbinandsullivan.com**

## Burrows House, 415 High Street, London, E15 4QZ

Sales • Lettings • Acquisitions • Estate Management • Landlord & Tenant • Lease Renewals • Rent Reviews • Valuations • Rating

Messrs. Dobbin & Sullivan for themselves and for the vendor(s) or lessor(s) of the property whose agents they are, give advice that: 1. These particulars do not constitute, nor constitute any part of an offer or a contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or given, and neither Dobbin & Sullivan nor any person in their employment has any authority to give, any representation or warranty in relation to this property. Generated on 14/05/2024