



**STRETTONS**  
EST 1931

# 1 Bidder Street, Canning Town, London E16 4ST

## **Canning Town LONG LEASEHOLD FOR SALE**

Two Interconnected Warehouses

Total Area:  
12,875 sq.ft (1,196.1 sq.m)

Site Area:  
0.401 Acre (0.16 HA)



# Opportunity Summary

- Long leasehold interest with 33 years unexpired
- Interconnecting buildings with designated yard
- Corner site accessible from both Bidder Street & Stephenson Street
- Centre of Canning Town
- Three phase electricity
- Good road and transport links

▶ View video at [www.biddersteet.land](http://www.biddersteet.land)





# Location




The property is situated in the southwest of the London Borough of Newham, in Canning Town. It can be accessed from the north side of Bidder Street and the west side of Stephenson Street. Both Bidder Street and Stephenson Street are well-established industrial locations, conveniently located just off the A13 East India Dock Road.

The site falls within the borough's Opportunity Areas (OAs) and is designated as a Key Development Area in the Canning Town & Custom House SPD. There is various transportation options nearby the site including easy access to Star Lane Station, located 0.1 mile to the north, which offers Docklands Light Railway (DRL) services to and from Stratford International and Woolwich Arsenal.

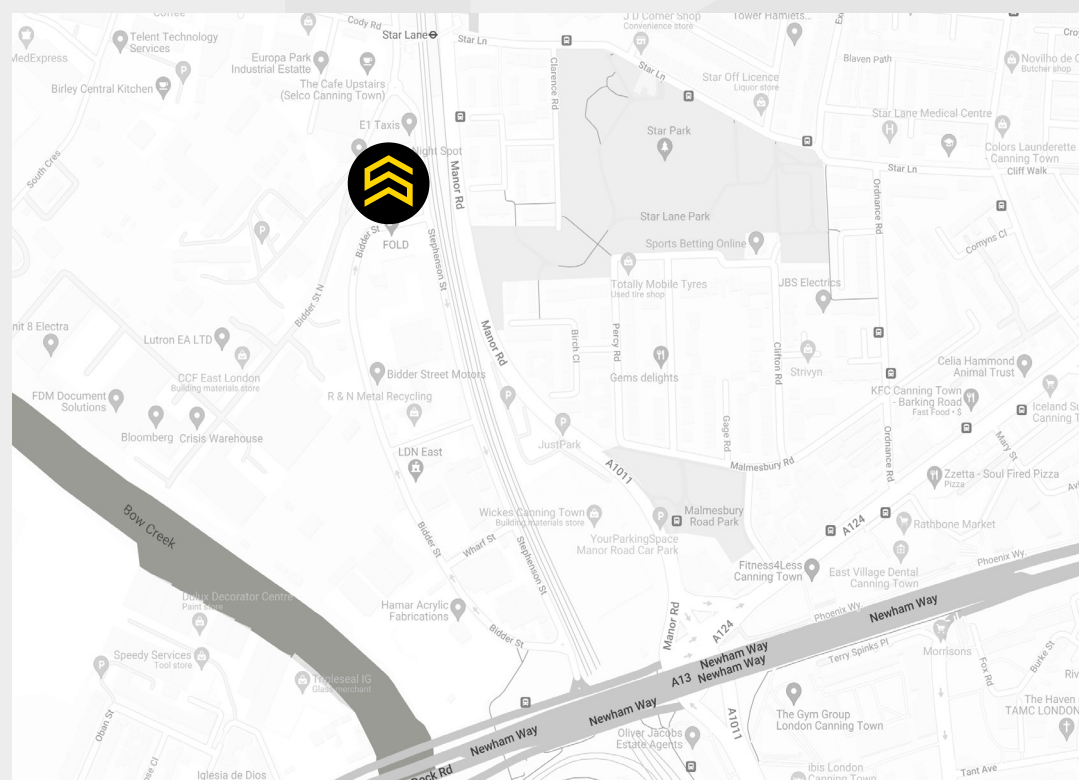
Heading further north, 0.6 miles away is West Ham Station, offering DRL, c2c, and London Underground District, Hammersmith & City, Circle, and Jubilee services. To the south, approximately 0.5 miles away, Canning Town Station provides access to Stratford International, Lewisham, Tower Gateway, and Beckton.

The area is surrounding by other Trade Counter businesses including:

- Selco
- Howdens
- GAP Tools & Access
- CCF
- Brandon Hire
- Screwfix
- Toolstation
- Edmonson Electrical
- City Electrical Factors (CEF)
- Clark Electrical
- Eurocell
- Wolsey Climate
- Plus other plant hire firms

 Star Lane Station	0.1 mile
 West Ham Station	0.6 mile
 Canning Town Station	0.5 mile

 A13	0.8 mile
 A12	2 miles
 City Airport	3.9 miles





# The Property

The rectangular shaped site, totalling to 0.401 acres (0.16 ha) comprises of two interconnected warehouse buildings with a combined area of 12,875 sq.ft with an additional mezzanine of 632 sq.ft. The site is secured with perimeter fencing and offers vehicular access and parking from Bidder Street and Stephenson Street. The site facilitates vehicle entry/exit from both Stephenson Street and Bidder Street.

The two-story building (west side of the site) is accessible from Bidder Street, includes a pedestrian door leading to the Trade Counter/Offices area and roller shutter access for direct loading from the yard to an open-plan warehouse. The warehouse offers a height of 5.4 to 7.4 meters, featuring a small mezzanine floor. The rear of the building connects to an additional warehouse building (east side of the site). The first floor comprises two open-plan offices, a staffroom/kitchenette, and WC's & showers. Furthermore, the site offers fibre connections as well as network connections and separate comms room.

The warehouse building located on the east side of the site, accessible from Stephenson Street via a metal gate is an open-plan space with a height ranging from 4.9m to 8.3m. Additionally, the property includes an L-shaped extension for extra storage.

Both buildings are equipped with three-phase electricity.



<b>Two Storey Building (Access from Bidder St)</b>	sq ft	sq m
Ground Floor	5,198	482.91
First Floor	1,476	137.12
<b>Total</b>	<b>6,674</b>	<b>620.03</b>
Mezzanine	632	58.71

<b>Warehouse (Access from Stephenson St)</b>	sq ft	sq m
Warehouse	6,201	576.09

<b>Total Built Area</b>	<b>12,875 sq m</b>	<b>1,196.12 sqm</b>
<b>Site Area</b>	<b>0.401 acres</b>	<b>0.16ha</b>

## Tenure

Sale of the long leasehold interest.

- Title No. NGL27146, long leasehold interest from 1966 for a term of 91 years expiring 2057, for a ground rent of £450.
- Title No. NGL27147, long leasehold interest from 1966 for a term of 91 years expiring 2057, for a ground rent of £750. Sale pack available upon request.

## Rateable value

Interested parties to make their own enquiries with London Borough of Newham.

## EPC

The building is EPC rating C.

## VAT

We are advised VAT is payable.

## Price

Unconditional offers are invited.

## AML

The successful purchaser will be required to comply with Strettons' and the FCA's anti-money laundering requirements

## Planning

Planning was approved on this site in April 2020, to demolish the existing building and replace with a three storey metal clad building for B8 use class, trade counter and offices. This was not implemented by the vendors.

More details can be found on London Borough of Newham's website, Planning Ref: 19/03518/FUL.

Interested parties are advised to make their own enquiries with the local authority, London Borough of Newham.

## Viewing & Further Information

Asia Pathan  
07807 979 061  
020 8509 4428  
aasia.pathan@strettons.co.uk

Charles Wood  
020 8509 4426  
charles.wood@strettons.co.uk



[www.biddersteet.land](http://www.biddersteet.land)



**Further Information**  
[View on Website](#)