

FOR SALE

THE OLD
STATION

NORTH
WOOLWICH

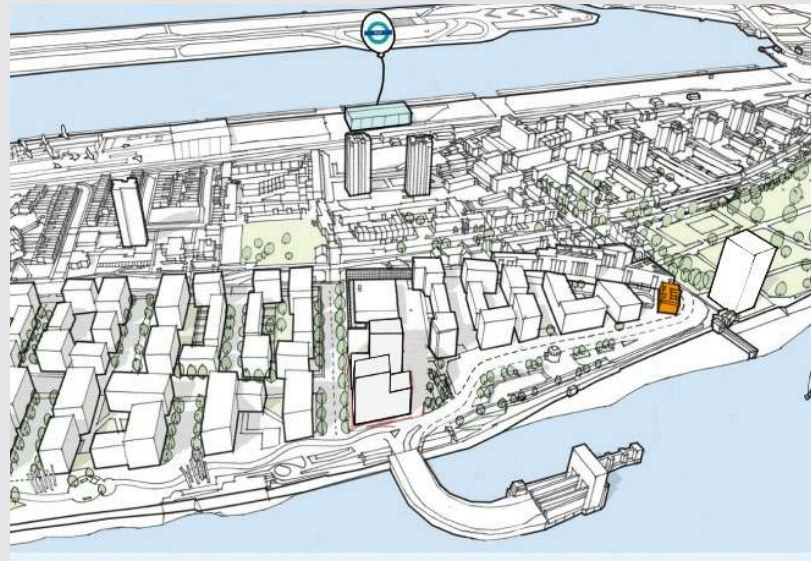
UNRESTRICTED D1 OPPORTUNITY
ROYAL DOCKS, LONDON



LOCATION

The Old Station is located on Pier Road, close to its junction with Albert Road. It is situated overlooking the Thames, within a short distance to North Woolwich Pier for use of Woolwich Ferry. North Woolwich is currently undergoing vast regeneration to include a brand new residential development directly opposite the Old Station, as well as a number of mixed use developments nearby.

King George V Station (DLR line) is just a 4 minute walk away for services to Central London, while Woolwich Arsenal Station (Crossrail) is 18 minutes away on foot. There is also a secondary retail parade along Pier Road with a number of amenities available. Royal Victoria Gardens comprises acres of beautiful greenery and is situated opposite the property with public access on Pier Road.



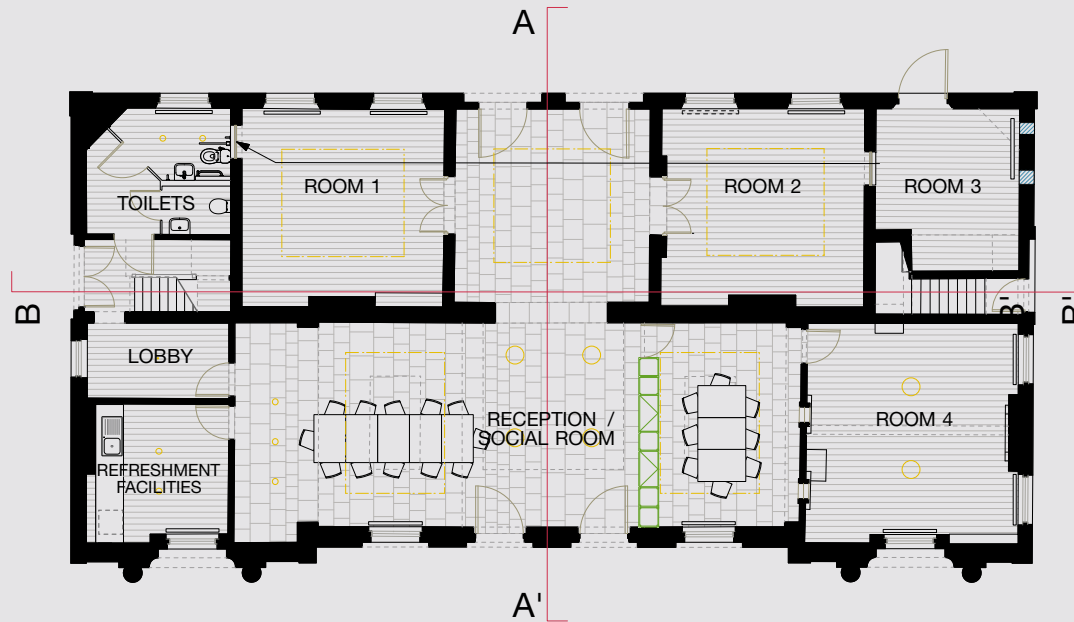
PROPERTY

The Old Station was previously part of the North London Line and before that, the Great Eastern Railway. It was turned into the North Woolwich Old Station Museum in the 1980s and featured a reconstructed 1920s ticket office, plus locomotives, carriages, models and railway memorabilia. It was used as a ticket office until 1979. The museum opened 5 years later and closed in 2008. The property is currently being occupied by guardians as temporary living accommodation.

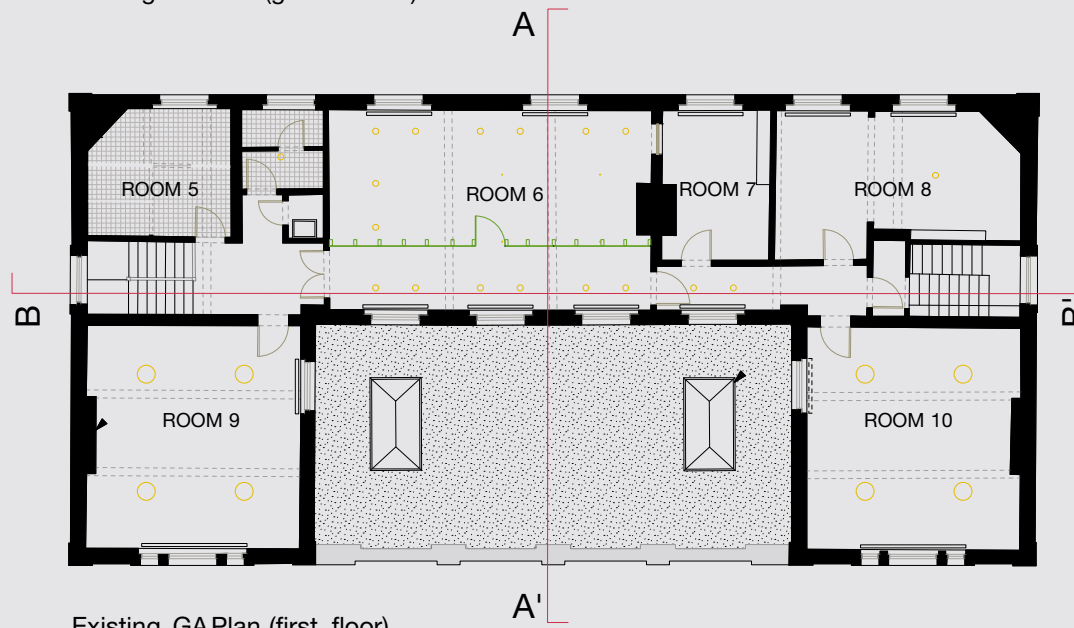
The building stands in prominence fronting Pier Road, and is a Grade II listed site with a good size garden to the rear. The rear canopy from the museum remains in the garden and is protected under the listing. It is planned over ground and first floor with a number of large rooms and vast ceiling heights. It will be available with vacant possession and whilst has been maintained to a reasonable standard, will need some works to modernise the premises.

There is ample space to the rear of the property to use as a play area if required. The building comprises a total gross internal floor area of approx. 5,000 sq ft (465m²). We are advised it has an unrestricted D1 use and is deemed ideal for a number of uses including day nursery, educational, training, religious/community, medical etc.

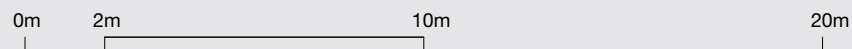




Existing GAPlan (ground floor)



Existing GAPlan (first floor)



TERMS

Freehold

PRICE

Offers in excess of £1,000,000, for the Freehold interest.

VAT

VAT is not applicable.

LEGAL COSTS

Each party to bear their own.

EPC

EPC Rating E, the EPC certificate is available upon request.

VIEWING & FURTHER INFORMATION

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