For Sale
Investment Opportunity with Development Potential
119 Wallis Road, London E9 5LN and
Land on the north side of 119 Wallis Road, London (¹⁄₃ shared title)

Summary

- Two linked sites located in the heart of the Hackney Wick regeneration area
- Prime location with canalside frontage and views over the Olympic Park
- 4 minute walk to Hackney Wick Overground station
- Ideally located between Hackney Wick station and the Olympic Park
- Both sites offered with vacant possession
- Asking price includes the freehold interest in 119 Wallis Road and ½ share in the freehold interest of the land to the north of Wallis Road
- Offers are invited in excess of £6,500,000 for both freehold interests

Description

119 Wallis Road
This 0.218 acre (882.21 m²) site is located on the north side of Wallis Road adjacent to land which fronts the River Lee Navigation canal (see ‘Land on north side of Wallis Road’ below). Wallis Road is a prime thoroughfare in Hackney Wick, with key listed heritage buildings; it forms the main pedestrian and cycle link from Hackney Wick to the Olympic Park, and is located opposite the planned Sweetwater neighbourhood in the Olympic Park. The site currently houses a two storey building with c.10,968 sq ft (1,018.96 m²) of B2 commercial space on the ground and first floors.

Land on north side of 119 Wallis Road
The land on the north side of Wallis Road comprises a canalside plot on the River Lea and land to the rear of 115–119 Wallis Road. The land lies directly adjacent to 119 Wallis Road, fronting onto the River Lee Navigation and running along the northern boundary of 115, 117 and 119 Wallis Road. The area extends to c. 11,819 sq ft (1,098 m²).

The site is held in trust between 115, 117 & 119 Wallis Road, with an equal share between the sites. Therefore, a share of ½ of the freehold interest is included in the sale of 119 Wallis Road.

Location
The sites are situated in Hackney Wick within the London Borough of Hackney, occupying a strategic location at the heart of the LLDC regeneration area and between Hackney Wick station and the Olympic Park. The current 4 minute walk from Hackney Wick Overground station will be halved once the new station entrance is completed, making Wallis Road and the adjacent canal bridge the key pedestrian and cycle thoroughfare between Hackney Wick station and the retail/business hub at Here East and the planned Sweetwater residential neighbourhood in the Olympic Park. Hackney Wick station is one stop from the retail and travel hub of Stratford.

Development Opportunity
The site offers potential for redevelopment by way of a new mixed-use scheme, subject to obtaining the necessary consents. It lies within the Hackney Wick Central Masterplan area and is therefore subject to the LLDC regeneration plan (planning ref. 16/00166/OUT).
Terms
Offers are invited in excess of £6,500,000 for both freehold interests.

VAT
We understand the property is elected for VAT

Additional Information
Further information on the site and the LLDC Hackney Wick Central Masterplan can be provided upon request.

Contact
To discuss any aspect of this opportunity please contact the Seller's sole agents:

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