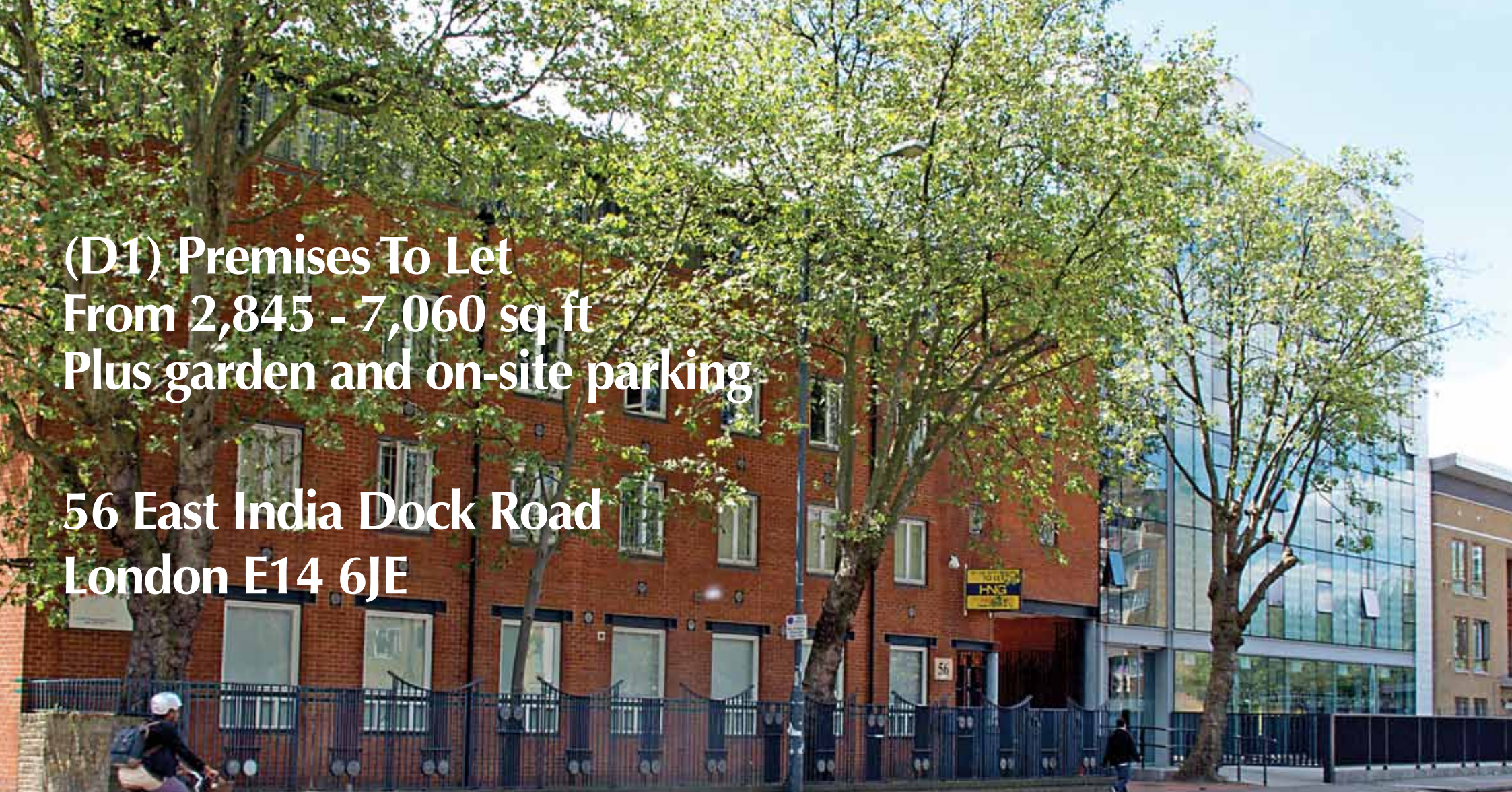


**(D1) Premises To Let**  
**From 2,845 - 7,060 sq ft**  
**Plus garden and on-site parking**

**56 East India Dock Road**  
**London E14 6JE**



## LOCATION

The premises are prominently situated on East India Dock Road, just to the east of its junction with Birchfield Street. Two bus stops are directly outside the premises with services every 8 minutes to Aldwych with an estimated journey time of 34 minutes. Westferry DLR station is within approximately 3 minutes walk of the premises affording swift access to Canary Wharf and The City (Bank Station).

Westferry to Bank 8 minutes\*

Westferry to Canary Wharf 2 minutes\*

\*Source TFL Journey Planner.



## DESCRIPTION

The premises comprise former teacher training ground floor accommodation that benefits from extensive frontage to East India Dock Road. The existing premises are currently arranged in two separate buildings one constructed in the 1990s and one in 2009 although these buildings could be combined if required subject to any necessary building/planning regulations.

## PLANNING

Building 1 - planning permission was granted in 1991 for "Educational facilities with associated hostel accommodation"

Building 2 - planning permission was granted in 2005 for "teaching, ancillary cafe purposes (Class D1) with cluster flats for 91 students on upper floors"

All interested parties should satisfy themselves by seeking confirmation from the local authority Tower Hamlets. 020 7364 5415.



## AMENITIES

- On-site parking
- 24 Hour security
- Purpose built classrooms
- Underfloor heating to part
- Kitchen facilities



## NET INTERNAL AREAS (approx net internal)

Building 1 (1990s)	3,615 sq ft
Conservatory	600 sq ft
Building 1 Total	4,215 sq ft Access to garden
Building 2 (2009)	2,845 sq ft Access to terrace
<b>Combined Total</b>	<b>7,060 sq ft</b>

The premises benefit from a rear garden area together with associated car parking, all of which could be accessed via a rear vehicular entrance.

Floor plans are available upon request.



## TERMS

Lease(s) and rent upon application.

## VIEWING

Strictly by appointment through sole agents  
Hargreaves Newberry Gyngell 020 7486 3700



[timwilkinson@hng.co.uk](mailto:timwilkinson@hng.co.uk)

[markbelsham@hng.co.uk](mailto:markbelsham@hng.co.uk)

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