

TO LET - EDUCATION / HEALTHCARE / OFFICE / RETAIL

BANK CHAMBERS

660-664 Commercial Road, E14 7HA



Key Highlights

- 6,061 sq ft
- 10 mins walk from Canary Wharf
- 4 private secure parking spaces
- Entire building available to let
- Suitable for alternative uses
- 5 mins walk from Westferry DLR Station
- Located on the A13 arterial road

020 740 400 40
info@cherryman.co.uk

Cherryman

Summary

Available Size	6,061 sq ft / 563.09 sq m
Rent	£27.22 per sq ft (£165,000 per annum)
Rates Payable	£6.91 per sq ft
Service Charge	N/A
EPC	C (59)

Description

Bank Chambers is a former Victorian, Midlands Bank located in the heart of East London.

The property provides a unique opportunity to acquire a beautiful Victorian building, which has been converted by the current owner into offices.

The property is spread over Basement, Ground, Mezzanine, 1st, 2nd & 3rd floors (floor plans links below) and has its own secure car park (4 bays).

The Bank Chambers has two separate entrances which might be beneficial to some tenants.

Location

Bank Chambers is located in a prominent position to the west of Canary Wharf and the Isle of Dogs. Positioned on the corner of Commercial Road (No.660-604) and Gill Street in the Limehouse area of East London.

The property is a short 5 minutes walk from the Westferry Docklands Light Railway station to the east.

The Jubilee Line and Elizabeth Line (Crossrail) are 15 minutes walk away and provide further transport links throughout Greater London.

Accommodation

The Bank Chambers is a self contained building to let and totals - 6,061 sq.ft. The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Floor	1,130	104.98
2nd - Floor	1,185	110.09
3rd - Floor	680	63.17
Basement - Ground & Mezzanine	3,066	284.84
Total	6,061	563.08

Terms

The property is available to let on a new lease for a term to be agreed with the landlord.

Planning

The property currently holds a Class E use (suitable for offices, nursery, health & fitness, and retail).

Potential for alternative uses such as education (F1). All interested parties should make their own enquiries with LB Tower Hamlets.

General Building Control Notes:

The following notes are (for plan check approval purposes only) confirmation of the building general construction and fire response to the specific requirements of the Approved Inspectors dated 2/3/2008 and 1/3/2008.

Fire Safety

Subject to any additional comments of the fire brigade:

1. Existing provisions for means of escape in case of fire to be maintained (i.e. fire exit notices, fire safety signage, simple instructions to fire exit doors, escape lighting etc.). New provisions in respect of building adaptations as noted.
2. All new fire exit doors to be provided with simple fastening operable in the direction of escape without the use of a key.
3. Existing fire lobby doors to lift and second floor stair landings to be upgraded in respect of smoke seals and self-closing door furniture (to FRS standard).
4. Central corridors to lift and second floor office areas to be provided with a smoke detection.
5. All new wall linings and ceilings to be Class 1 or Class 0 in accordance with 82 of the Building Regulations.
6. Fire Exit notices should be provided to clearly show all escape routes and comply with BS 5497.
7. All new structural elements should be constructed and/or protected to a 60-minute standard of fire resistance.
8. All inner rooms to be provided with either effective vision panels, or alternatively, open plan areas to be provided with smoke detection providing early warning to all the inner rooms.
9. New emergency lighting provisions to be provided (in accordance with ZBP details) to include coverage of basement toilets and lobby areas.
10. New emergency lighting and fire alarm provisions to comply with BS5266 and BS 5839 respectively. Competing certificates to be forwarded to building control on completion of the works.
11. Smoke detection and early warning system to be provided at mezzanine level in respect of the excessive travel distance to first exit position.

Access

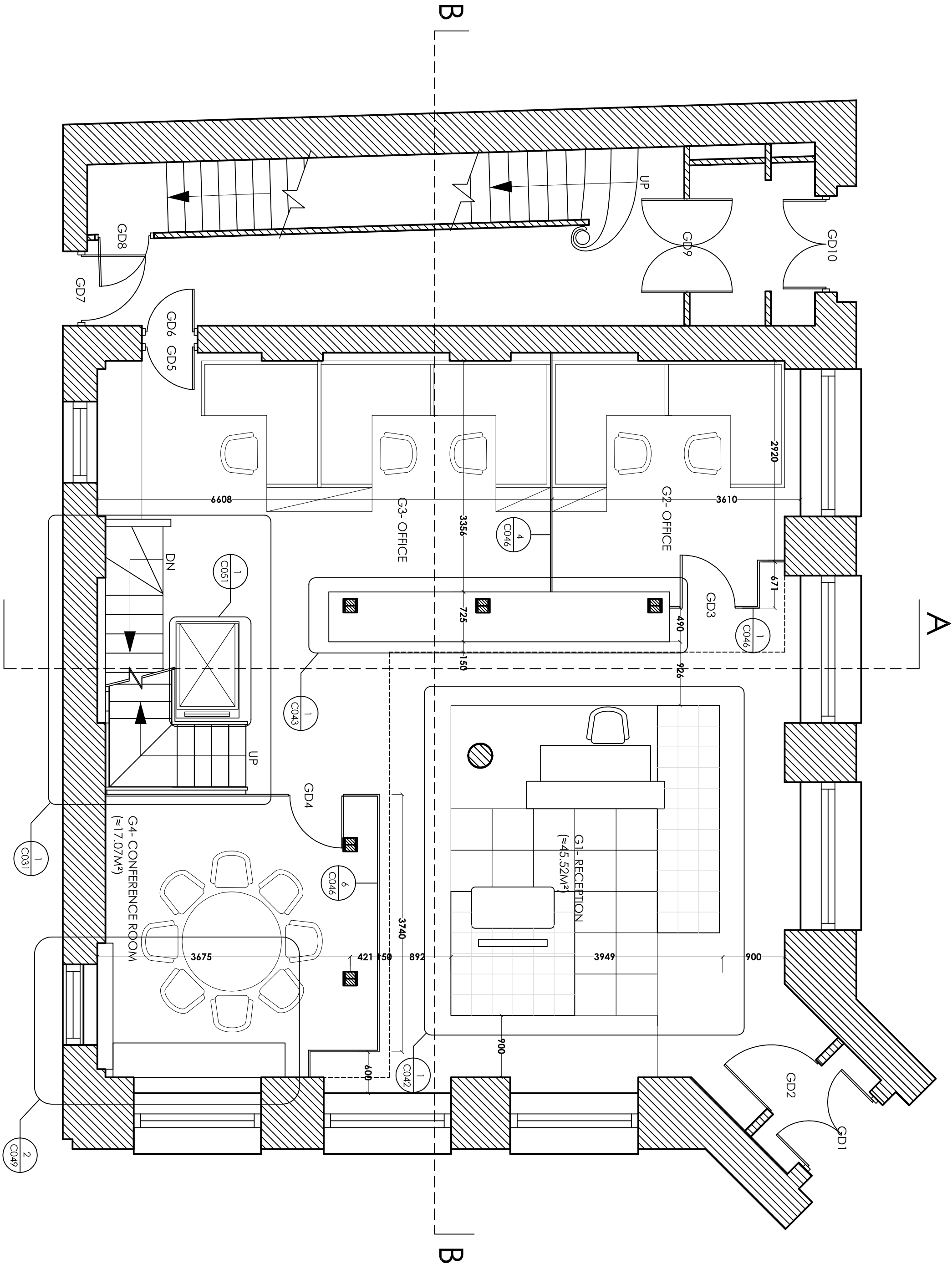
12. All new doors to be provided in accordance with Approved Document M (i.e. vision panels, clear opening width of 800 mm, suitable door handles, 300mm space adjacent to the leading edge etc).
13. New staircase up to mezzanine levels to be designed (as far as practical) as an ambulant staircase, and provided with handrails on both sides.
14. Manifestations should be provided to all full height glazed partitions and doors in accordance with Approved Document M.
15. New disabled toilet to be fitted out in accordance with Diagram 18, 19 and 20 of the Approved Document M & is provided with a visual and audible signal from the alarm system.

16. Switch and socket heights to be located as follows:
 - Sockets (wall mounted) - 400mm to 1000mm from FI.
 - Switches - 400 to 1200mm from FI.
 - Key entry pods - 750mm to 1200mm from FI.
 - Socket outlets should be no nearer than 350mm from room corners.
 - The sockets should indicate when they are on!

The above provisions are subject to retaining the current building use for general office purposes, on the basis that the client understands and addresses their ongoing responsibilities towards meeting the requirements of BDA. All current deviations from the Approved Document M are noted and justified within the accompanying access statement.

Others

2. Structural calculations covering new and adapted construction are submitted under separate cover.
3. New toilet and kitchen areas are to be provided with extract ventilation in accordance with Table 2.1a of Approved Document F. New and existing refurbished office areas to achieve a ventilation rate of 10 l/s per person.
4. All new drainage gradients, layouts and connectors are in accordance with Approved Document H and all drain tests are carried out and witnessed by the HNIC Inspector.
5. New comfort cooling and heating provisions and controls (to ZBP details) to be in accordance with the Non-domestic Heating, Cooling and Ventilation Compliance Guide 2006.
6. All new glazing in critical locations to be designed to break safely, resist impact or be permanently protected in accordance with Approved Document N.
7. All new handrails, balustrading and guarding to windows, lifts below 800mm are to be provided in accordance with Approved Document Part K of the Building Regulations



GROUND FLOOR PLAN

CONSTRUCTION

PROJECT: BANK CHAMBERS REFURBISHMENT			DRAWING TITLE: GENERAL ARRANGEMENT	
DATE: 17.09.08	SCALE: 1:50	DRAWN: KW	GROUND FLOOR PLAN	
JOB NUMBER: 3507			DRAWING NUMBER: C/001 B	

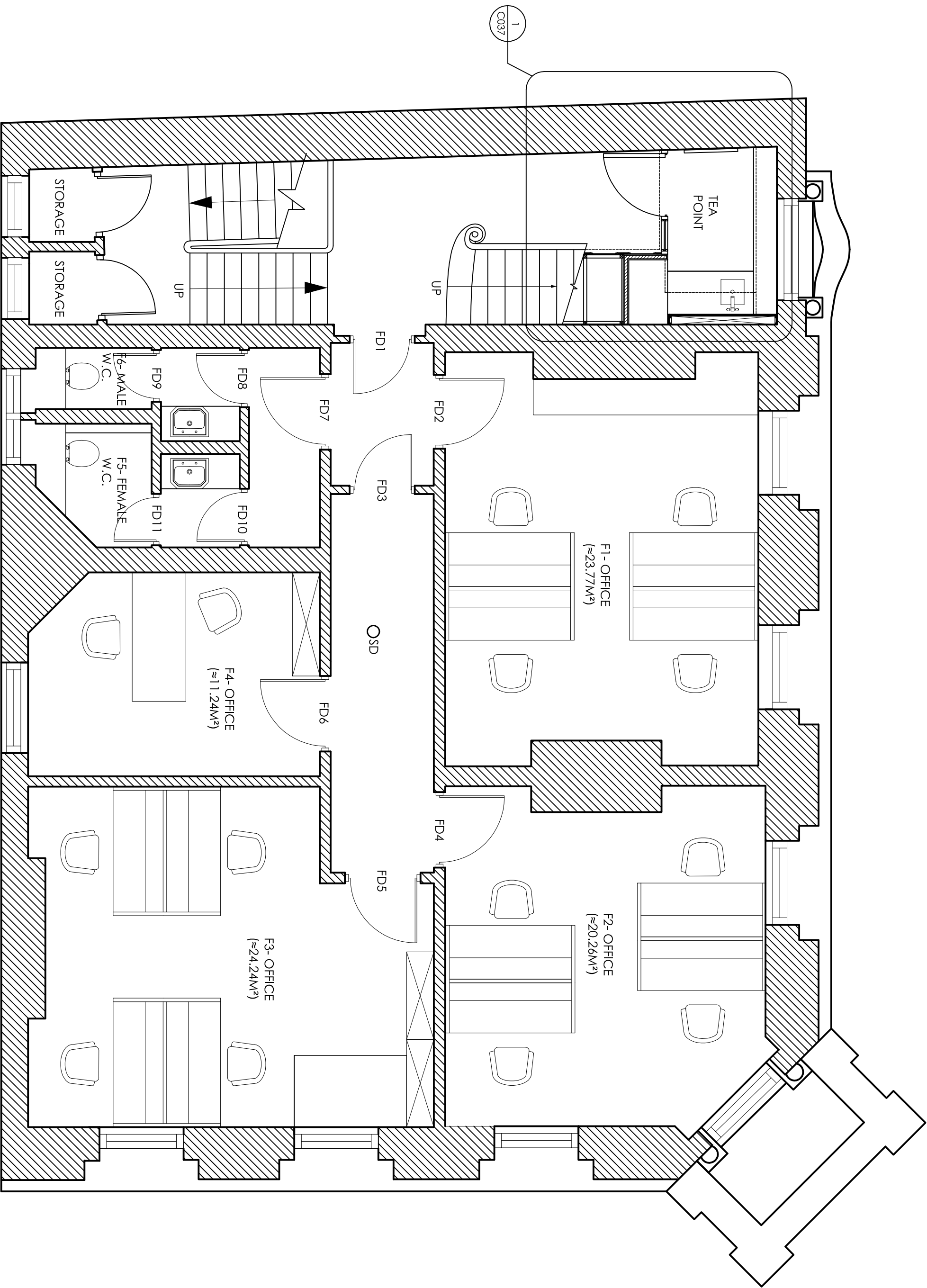
General Building Control Notes:

The following notes are for prior check approved purposes and confirmation of the buildings general construction and in response to the specific requirements of NHBC Approved Inspection dated 22.03.08 and 13.06.09.

Fire Safety

Subject to any additional comments of the Fire Brigade:

- Existing provisions for means of escape in case of fire to be maintained (i.e. fire exit notices, fire safety signage, simple fastening to the exit doors, escape lighting etc.). New provisions in respect of building adaptations as noted.
- All new fire exit doors to be provided with simple fastenings operable in the direction of escape without the use of a key.
- Existing fire lobby doors to first and second floor stair landings to be upgraded in respect of smoke seals and self-closing door furniture (to F80 standard).
- Central corridors to first and second floor office areas to be provided with a smoke detection.
- All new wall linings and ceilings to be Class 1 or Class O in accordance with B2 of the Building Regulations.
- Fire exit notices should be provided to clearly show all escape routes and comply with BS 5499.
- All new structural elements should be constructed and/or protected to a 60 minute standard of fire resistance.
- All inner rooms to be provided with either effective vision panels or alternatively, open plan areas to be provided with smoke detection providing early warning to all fire rooms.
- New emergency lighting provisions to be provided (in accordance with JEP details) to include coverage of basement toilets and lobby areas.
- New emergency lighting and fire alarm provisions to comply with BS5266 and BS 5839 respectively. Commissioning certificates to be forwarded to building control on completion of the works.
- Smoke detection and early warning system to be provided at mezzanine level in respect of the excessive travel distance to first exit position.
- Access**
All new doors to be provided in accordance with Approved Document M (i.e. vision panels, clear opening width of 800 mm, suitable door handles, 300mm space adjacent to the leading edge etc)
- New staircase up to mezzanine level to be designed (as far as practical) as an ambulant staircase, and provided with handrail on both sides.
- Monitions should be provided to all full height glazed partitions and doors in accordance with Approved Document M.
- New disabled toilet to be fitted out in accordance with Diagram 18, 19 and 20 of the Approved Document M & B provided with a visual and audible signal from the alarm system.
- Switch and socket heights to be located as follows:
 - Sockets (wall mounted) - 400mm to 1000mm from FI.
 - Switches - 400 to 1200mm from FI.
 - Key entry pods - 750mm to 1200mm from FI.
 - Socket outlets should be no nearer than 350mm from room corners
 - The sockets should indicate when they are 'on'
- The above provisions are subject to relating the current building use for general office purposes, on the basis that the client understands and addresses their ongoing responsibilities towards meeting the requirements of BDA. All current deviations from the Approved Document M are noted and justified within the accompanying access statement.
- Others**
Structural calculations covering new and adapted construction are submitted under separate cover.
- New toilet and kitchen areas are to be provided with extract ventilation in accordance with Table 2.1a of Approved Document F. New and existing refurbished office areas to achieve a ventilation rate of 10 l/s per person.
- All new drainage gradients, layouts and connections are in accordance with Approved Document H and all drain tests are carried out and witnessed by the NHBC inspector.
- New comfort cooling and heating provisions and controls (to JEP details) to be in accordance with the Non-domestic Heating, Cooling and Ventilation Compliance Guide 2006.
- All new glazing in critical locations to be designed to break safely, resist impact or be permanently protected in accordance with Approved Document N.
- All new handrails, balustrading and guarding to windows & below 800mm are to be provided in accordance with Approved Document Part K of the Building Regulations



FIRST FLOOR PLAN

REV:	DATE:	DESCRIPTION:	BY:
B	17/09/08	REMOVE F5 AND F6 DETAILS, REDRAW KITCHEN ARRANGEMENT, GRAPHICS AMENDMENTS	KW
CONSTRUCTION			
PROJECT:		BANK CHAMBERS REFURBISHMENT	
DRAWING TITLE:		GENERAL ARRANGEMENT	
DATE:	SCALE:	DRAWN:	
17.09.08	1:50	KW	
JOB NUMBER:		DRAWING NUMBER:	
3507		C/0038	

General Building Control Notes:

The following notes are for prior check approval purposes only confirmation of the buildings general construction and fire response to the specific requirements of NHBC Approved Inspection dated 20.05.05 and 15.05.05.

Fire Safety

Subject to any additional comments of the Fire Brigade:

1. Existing provisions for means of escape in case of fire to be maintained (i.e. fire exit notices, fire safety signage, simple fastening to the exit doors, escape lighting etc.). New provisions in respect of building adaptations as noted.
2. All new fire exit doors to be provided with simple fastenings operable in the direction of escape without the use of a key.
3. Existing fire lobby doors to first and second floor stair landings to be upgraded in respect of smoke seals and self-closing door furniture (to F80 standard).
4. Central corridors to first and second floor office areas to be provided with a smoke detection.
5. All new wall linings and ceilings to be Class 1 or Class 0 in accordance with 82 of the Building Regulations.
6. Fire Exit notices should be provided to clearly show all escape routes and comply with BS 5499.
7. All new structural elements should be constructed and/or protected to a 60 minute standard of fire resistance.
8. All inner rooms to be provided with either effective vision panels or alternatively, open plan areas to be provided with smoke detection providing early warning to all the inner rooms.
9. New emergency lighting provisions to be provided (in accordance with ZBP details) to include coverage of basement toilets and lobby areas.
10. New emergency lighting and fire alarm provisions to comply with BS5266 and BS 5839 respectively. Commissioning certificates to be forwarded to building control on completion of the works.

11. Smoke detection and early warning system to be provided at mezzanine level in respect of the extensive travel distance to first exit position.

Access

12. All new doors to be provided in accordance with Approved Document M (i.e. vision panels, clear opening width of 800 mm, suitable door handles, 300mm space adjacent to the leading edge etc)
13. New staircase up to mezzanine level to be designed (as far as practical) as an ambulant staircase, and provided with handrails on both sides.
14. Monitor/lighters should be provided to all full height glazed partitions and doors in accordance with Approved Document M.

15. New disabled toilet to be fitted out in accordance with Diagram 18, 19 and 20 of the Approved Document M & B provided with a visual and audible signal from the alarm system.

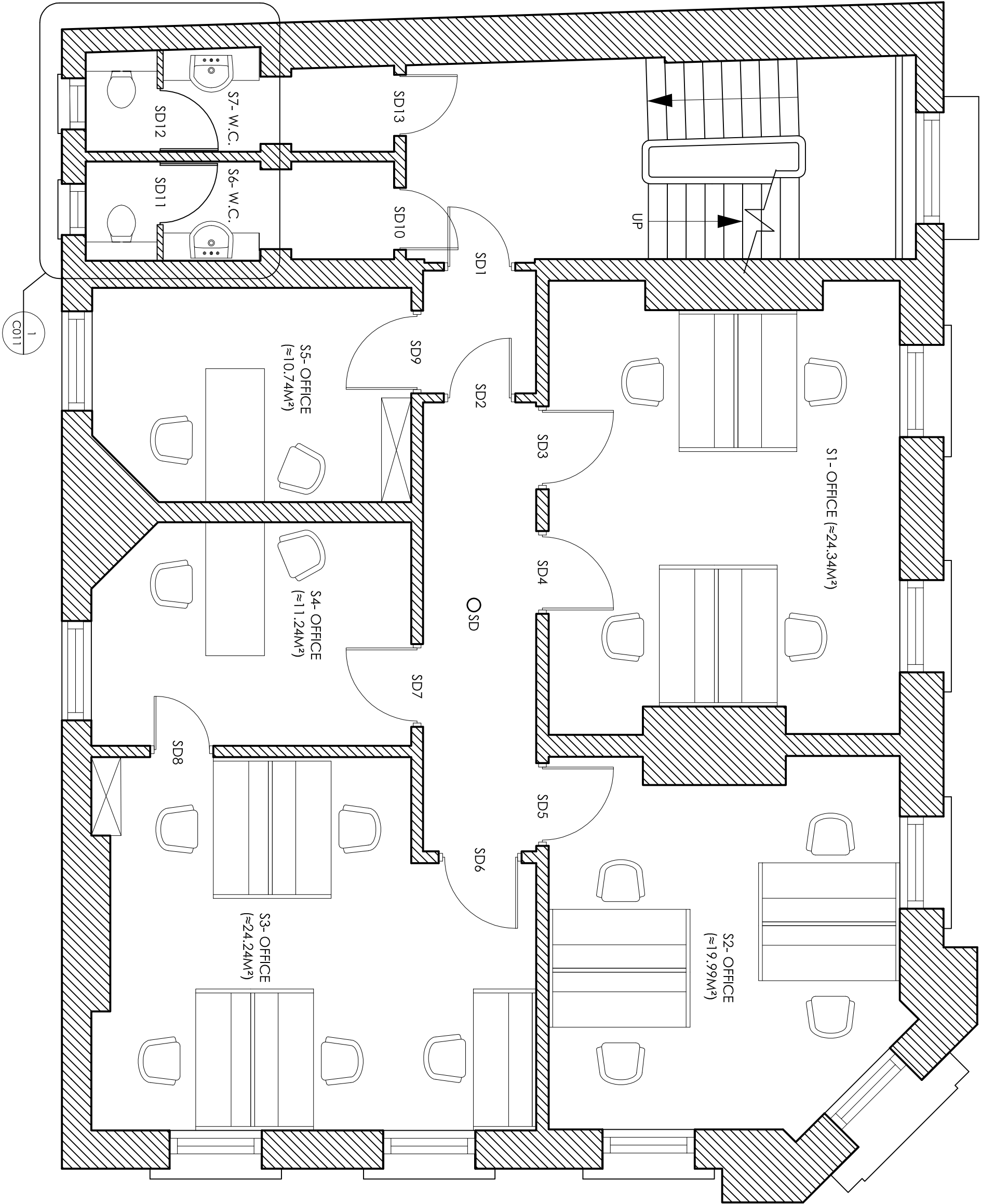
16. Switch and socket heights to be located as follows:

- Sockets (wall mounted) - 400mm to 1000mm from FI.
- Switches - 400 to 1200mm from FI.
- Key entry pods - 750mm to 1200mm from FI.
- Socket outlets should be no nearer than 350mm from room corners
- The sockets should indicate when they are 'on'

1. The above provisions are subject to relating the current building use for general office purposes, on the basis that the client understands and addresses their ongoing responsibilities towards meeting the requirements of DCA. All current deviations from the Approved Document M are noted and justified within the accompanying access statement.

Others

2. Structural calculations covering new and adopted construction are submitted under separate cover.
3. New toilet and kitchen areas are to be provided with extract ventilation in accordance with Table 2.11a of Approved Document F. New and existing refurbished office areas to achieve a ventilation rate of 10 l/s per person.
4. All new drainage gradients, layouts and connections are in accordance with Approved Document H and all drain tests are carried out and witnessed by the NHBC inspector.
5. New comfort cooling and heating provisions and controls (to JBP details) to be in accordance with the Non-domestic Heating, Cooling and Ventilation Compliance Guide 2006.
6. All new glazing in critical locations to be designed to break safely, resist impact or be permanently protected in accordance with Approved Document N.
7. All new handrails, balustrading and guarding to windowsills below 800mm are to be provided in accordance with Approved Document Part K of the Building Regulations



SECOND FLOOR PLAN

CONSTRUCTION

PROJECT: BANK CHAMBERS REFURBISHMENT			DRAWING TITLE: GENERAL ARRANGEMENT SECOND FLOOR PLAN	
DATE: 17.09.08	SCALE: 1:50	DRAWN: KW	DRAWING NUMBER: C/004B	
JOB NUMBER: 3507				