

TO LET - EDUCATION / HEALTHCARE / OFFICE / RETAIL

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# 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

## 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
<b>Total</b>	<b>6,061</b>	<b>563.08</b>

## 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).

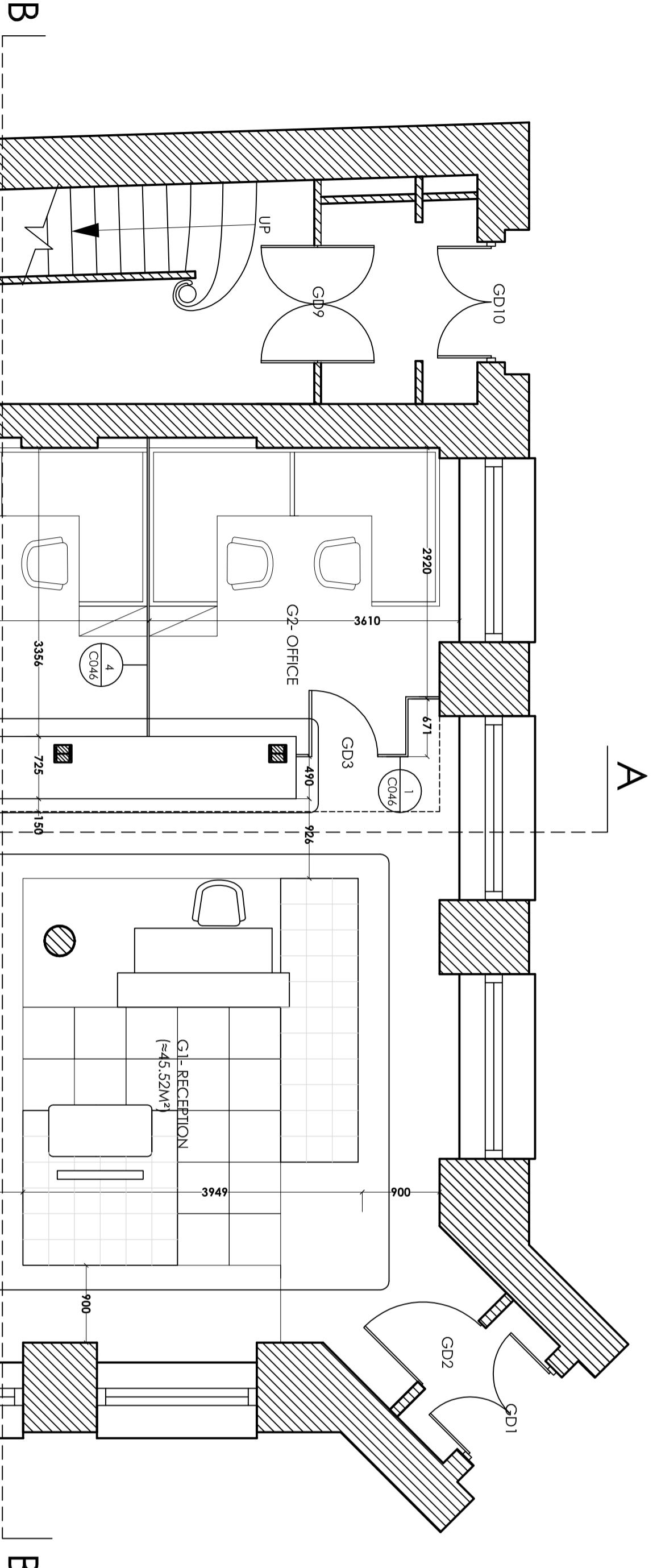
Potential for alternative uses such as education (F1). All interested parties should make their own enquiries with LB Tower Hamlets.

## General Building Control Notes:

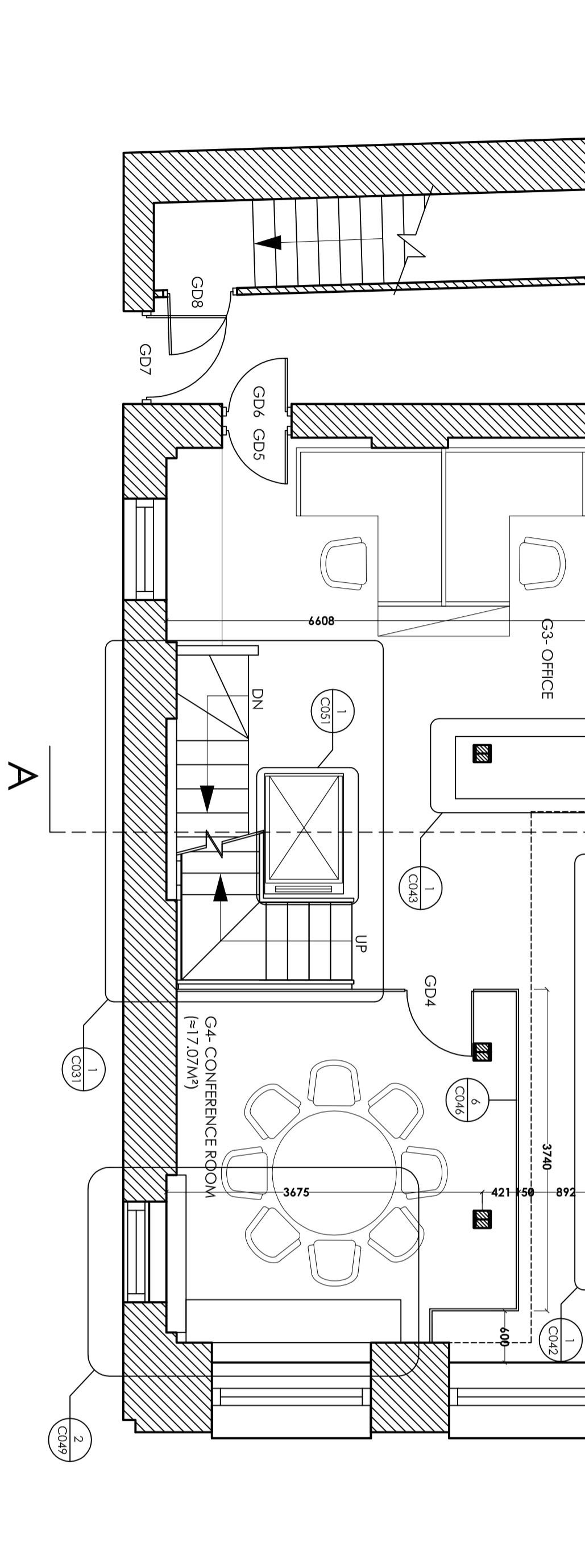
The following notes are for check approval purposes as confirmation of the buildings general construction and in response to the specific requirements of NHBC Approved Inspectors dated 23/05/08 and 13/06/08:

### Fire Safety

Subject to any additional comments of the Fire Brigade.



B



A

## GROUND FLOOR PLAN

# CONSTRUCTION



PROJECT:  
BANK CHAMBERS  
REFURBISHMENT

REV:	DATE:	DESCRIPTION:	BY:
A	05.08.08	OMIT GRIDS. ADD KEY SETTING OUT DIMS	KW
B	17.09.08	RE-DRAW	KW

DATE:

17.09.08

SCALE:

1:50

KW

JOB NUMBER:

3507

## General Building Control Notes:

The following notes are for plan check approval purposes as confirmation of the buildings general construction and in response to the specific requirements of NHBC Approved Inspectors dated 23/05/08 and 3/06/08:

### Fire Safety

Subject to any additional comments of the Fire Brigade:

1. Escaping provisions for means of escape in case of fire to be maintained (i.e. fire exit routes, fire safety signage, simple furniture to conducting occupants on route).
2. All fire exit doors to be provided with simple fastenings, openable in the direction of escape without the use of a key.
3. Existing fire exit doors to first and second floor stair landings to be upgraded in respect of smoke seals and self-closing door furniture (to BS 5492 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 O in accordance with B2 of the Building Regulations.
6. Fire exit routes should be provided to clearly show escape routes and comply with BS 5492.
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 fire interrooms.
9. New emergency lighting provisions to be provided (in accordance with ZBP details) to include coverage of basement toilets and lobby areas.

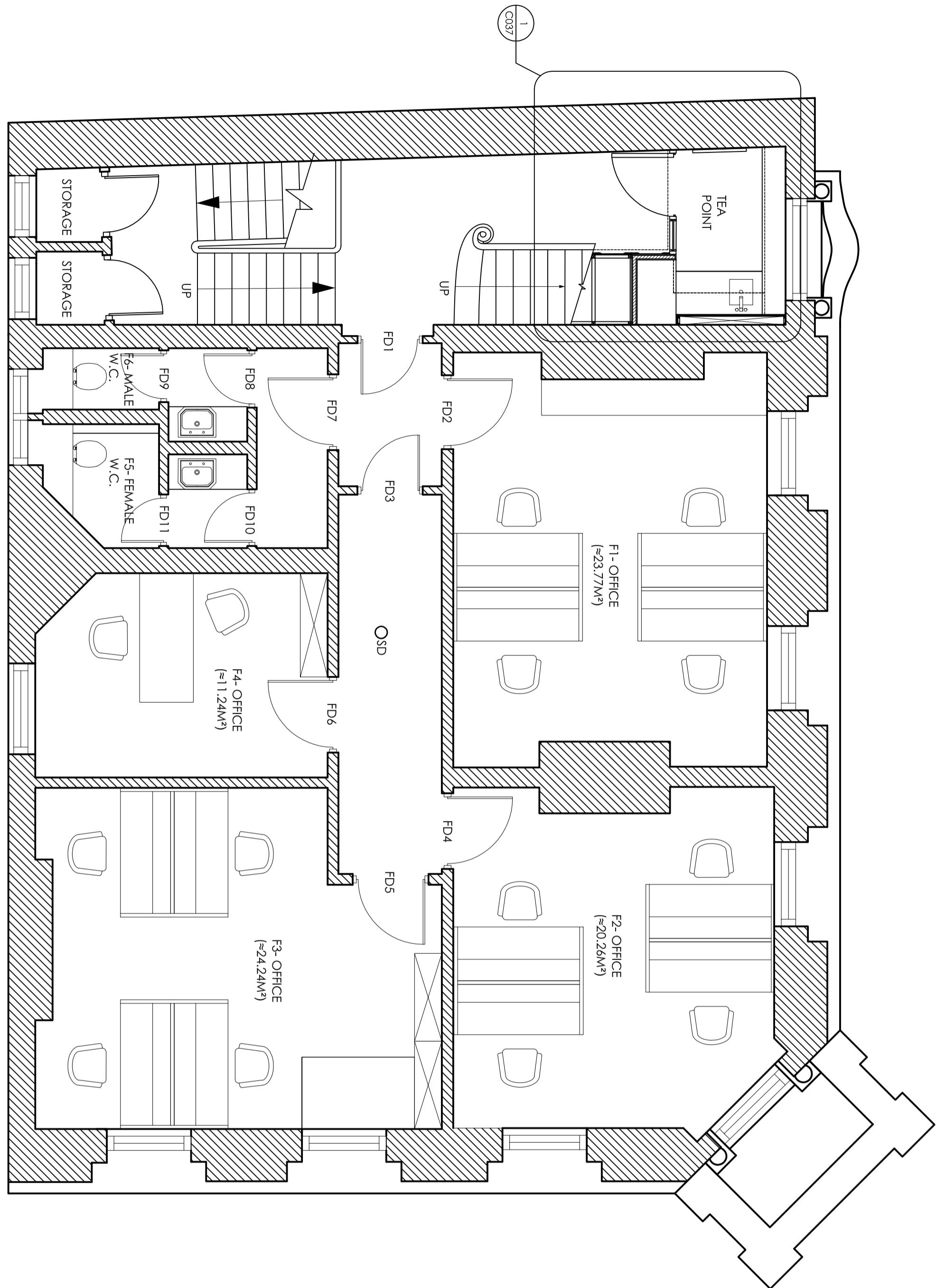
10. New emergency lighting and fire alarm provisions to comply with BS 5266 and BS 5839 respectively. Commissioning certificates to be forwarded to building control on completion of the works.
11. Smoke detection and early warning system to be provided at mezzanine level in respect of the excessive travel distance to fire exit position.

### Access

12. All new doors to be provided in accordance with Approved Document M (i.e. vision panels, clear e/c).
13. New staircase up to mezzanine levels to be designed (as far as practical) as an ambient staircase, and provided with handle 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 fire alarm system.
16. Switch and socket heights to be located as follows:
  - Sockets (wall mounted) - 400mm to 1000mm from FFL
  - Switches - 400 to 1200mm from FFL
  - Key entry pads - 750mm to 2000mm from FFL
  - Socket outlets should be no nearer than 350mm from room corners
  - The sockets should indicate when they are on

### Others

1. The above provisions are subject to relating the current building use or general office purposes, noting the requirements of DDA. All current deviations from the Approved Document M are noted and justified within the accompanying access statement.
2. Structural calculations covering new and adapted construction are submitted under separate cover.
3. New walls and kitchen areas are to be provided with extract ventilation in accordance with Table 21 of Approved Document M. New and existing reinforced 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 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 is permanently protected in accordance with Approved Document N.
7. All new handles, balustrading and guarding to windows/sills below 800mm are to be provided in accordance with Approved Document Part K of the Building Regulations.



FIRST FLOOR PLAN

## CONSTRUCTION



PROJECT:

BANK CHAMBERS

REFURBISHMENT

REV:	DATE:	DESCRIPTION:	BY:
B	17/09/08	REMOVE F5 AND F6 DETAILS, REDRAW KITCHEN ARRANGEMENTS	KW

DRAWING TITLE:

GENERAL ARRANGEMENT

DATE: 17.09.08

SCALE: 1:50

DRAWN: KW

FIRST FLOOR PLAN

JOB NUMBER:

3507

DRAWING NUMBER:

C/003B

