

1 Bidder Street, Canning Town, London E16 4ST

Canning Town Long Leasehold for Sale (30 Years unexpired)





Building Façade

EXECUTIVE SUMMARY

TWO INTERCONNECTED WAREHOUSE/INDUSTRIAL PREMISES IN CANNING TOWN

- Long leasehold interest with 30 years unexpired
- Interconnecting buildings with designated yard
- Corner site accessible from both Bidder Street & Stephenson Street
- Centre of Canning Town
- Three phase electricity
- Good road and transport links
- More information at <https://www.biddersteet.land>

THE LOCATION

The property is situated in the southwest of the London Borough of Newham, in Canning Town. Both Bidder Street and Stephenson Street are well-established industrial locations, conveniently located just off the A13 East India Dock Road.

The site falls within the borough’s Opportunity Areas (OAs) and is designated as a Key Development Area in the Canning Town & Custom House SPD.

The area is surrounded by other Trade Counter businesses including:









0.1 MILE

Star Lane Station



0.6 MILE

West Ham Station



0.5 MILE

Canning Town Station



0.8 MILE

A13



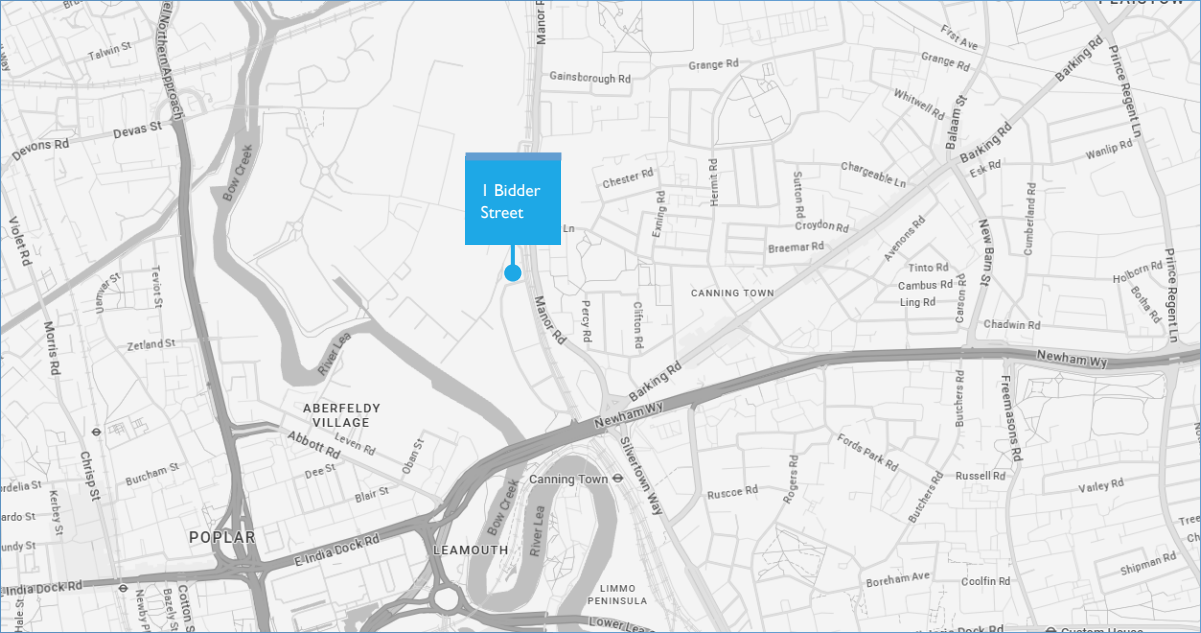
2 MILES

A12



3.9 MILES

City Airport





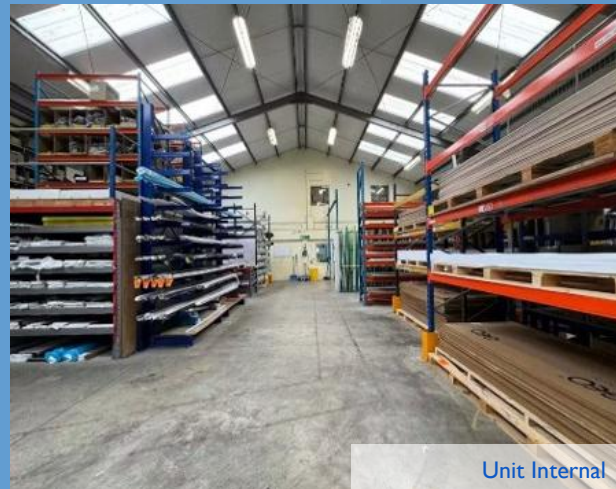
Aerial Image

THE PROPERTY

The rectangular shaped site, totalling to 0.401 acres (0.16 ha) comprises of two interconnected warehouse buildings with a combined area of 12,875 sq.ft with an additional mezzanine of 632 sq.ft. The site facilitates vehicle entry/exit from both Stephenson Street and Bidder Street. The two-story building (west side of the site) is accessible from Bidder Street, leading to the Trade Counter/Offices area and roller shutter access for direct loading from the yard to an open-plan warehouse. The warehouse offers a height of 5.4 to 7.4 meters, featuring a small mezzanine floor. The warehouse building located on the east side of the site, accessible from Stephenson Street via a metal gate is an open-plan space with a height ranging from 4.9m to 8.3m.



Unit Internal



Unit Internal



Office Area



Three Phase Power



Good Road & Transport Links

ACCOMODATION

Two Storey Building (Access from Bidder St)		
	sq ft	sq m
Ground Floor	5,198	482.91
First Floor	1,476	137.12
Total	6,674	620.03
Warehouse (Access from Stephenson St)		
Warehouse	6,201	576.09
Total Built Area	12,875 sq ft	1,196.12 sqm
Site Area	0.401 acres	0.16ha



Aerial Shot

GALLERY



FURTHER INFORMATION



///drain.reef.care

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PLANNING HISTORY

Planning was approved on this site in April 2020, to demolish the existing building and replace with a three storey metal clad building for B8 use class, trade counter and offices. This was not implemented by the vendors. More details can be found on London Borough of Newham's website, Planning Ref: 19/03518/FUL.

Interested parties are advised to make their own enquiries with the local authority, London Borough of Newham.

GUIDE PRICE

Offers in excess of £1 million

VAT

We are advised VAT is payable

EPC

The building is EPC rating C

RATES

Interested parties to make their own enquiries with London Borough of Newham.

AML

The successful purchaser will be required to comply with Strettons' and the FCA's anti-money laundering requirements

TENURE

Sale of the long leasehold interest.

- Title No. NGL27146, long leasehold interest from 1966 for a term of 91 years expiring 2057, for a ground rent of £450.
- Title No. NGL27147, long leasehold interest from 1966 for a term of 91 years expiring 2057, for a ground rent of £750. Sale pack available upon request.

Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. July 2026

CONTACT

For viewings & further information, please contact one of our agents directly.

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