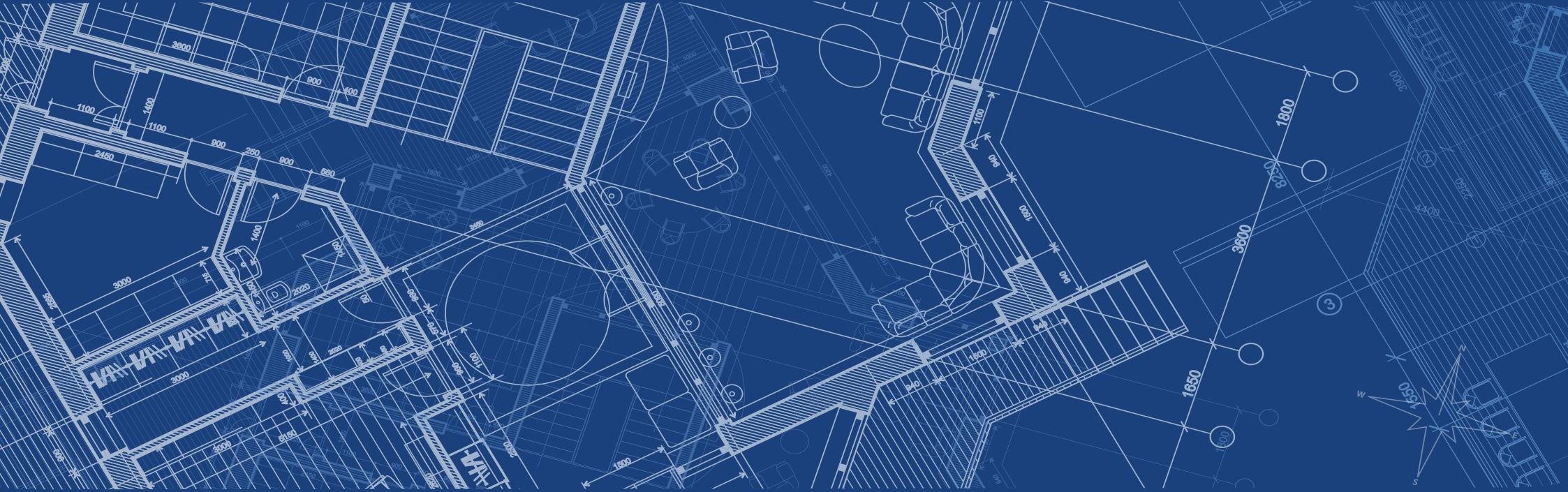




**KNT
DEVELOPMENT**

25
TREGO RD
E9 5HJ



**A MIXED - USE DEVELOPMENT
OPPORTUNITY WITH PLANNING PERMISSION FOR
52 APARTMENTS & COMMERCIAL SPACE ON
THE GROUND AND THE LOWER GROUND FLOOR**

SUMMARY

THE SITE

The site extends to approximately 0.2 hectares (0.49 acre) and is occupied by a part-one, part-two storey building of approximately 1,475 sq m (15,877 sq ft) GIA and yard space. It is bounded by Trego Road to the north, and on all other sides by a site known as the Wickside (or McGrath) site.

Planning permission has been passed for a hybrid application for the redevelopment of the Wickside site. This development will provide up to 475 residential units and more than 10,000 sq m of commercial space, along with a new canal-side park. A new road, Allanmouth Road, in the Wickside scheme will form the southern boundary with 25 Trego Road.

PLANNING

The site is in the London Borough of Tower Hamlets within the jurisdiction of the London Legacy Development Corporation. It is not within a Conservation Area, nor are there any statutory or locally listed buildings on the site.

Planning permission (REF: 17/00225/FUL) has been consented for: "Demolition of the existing building and erection of a new building ranging between one and six storeys in height to provide 1,915sqm (reduced to 1,808 sqm) of commercial floorspace (Use Class B1) at ground and lower-ground floor level and 52 residential units (Use Class C3) on the upper floors, together with associated landscaped public open space, communal amenity terraces, cycle parking and refuse stores." A planning committee report dated 22 May 2018 contains a CIL liability estimate of £338,115.


25 Trego Rd, London, E9 5HJ





THE SITE





 Stratford International Train Station

 Stratford Station - Tube / Overground and DLR

 Hackney Wick Overground Station

25 TREGO ROAD

LOCATION

The site is located on Trego Road, Hackney Wick, in the London Borough of Tower Hamlets and within the jurisdiction of the London Legacy Development Corporation (LLDC).

Hackney Wick and Fish Island has a flourishing entertainment and business community with a permanent residential population growing through the redevelopment of many sites in the area. Queen Elizabeth II Olympic Park, Westfield Shopping Centre and Stratford are to the east of Hackney Wick and can be reached on foot over new bridges or one stop on the Overground.

Victoria Park can be accessed via a footbridge to the west, and has a boating lake, formal gardens, sports pitches and hosts some of London's best music festivals.

The site benefits from excellent transport links, with Hackney Wick London Overground station approximately 200 metres to the north. The station has undergone improvement works, provides services to Stratford and Highbury & Islington which have connections to the underground network. There are numerous bus routes in the area with services to central London and East and North London destinations.





25
Trego Road

THE GREEN C



CGI of Proposed Development

Accommodation Schedule

Apartment Mix

		2 BED	3 BED	TOTAL
Private Sale	17	13	4	34
Affordable Rent	4	1	1	6
London Living Rent	2	2	2	6
Shared Ownership	3	3	-	6
Total	26	19	7	52

RESIDENTIAL NSA	SQ M	SQ F
Private Sale	2,208	23,769
Affordable Rent	377	4,057
London Living Rent	455	4,897
Shared Ownership	363	3,907
Total	3,403	36,630

COMMERCIAL GIA	SQ M	SQ F
Lower Ground Floor	1,107	11,915
Ground Floor	701	7,545
Total	1,808	19,460

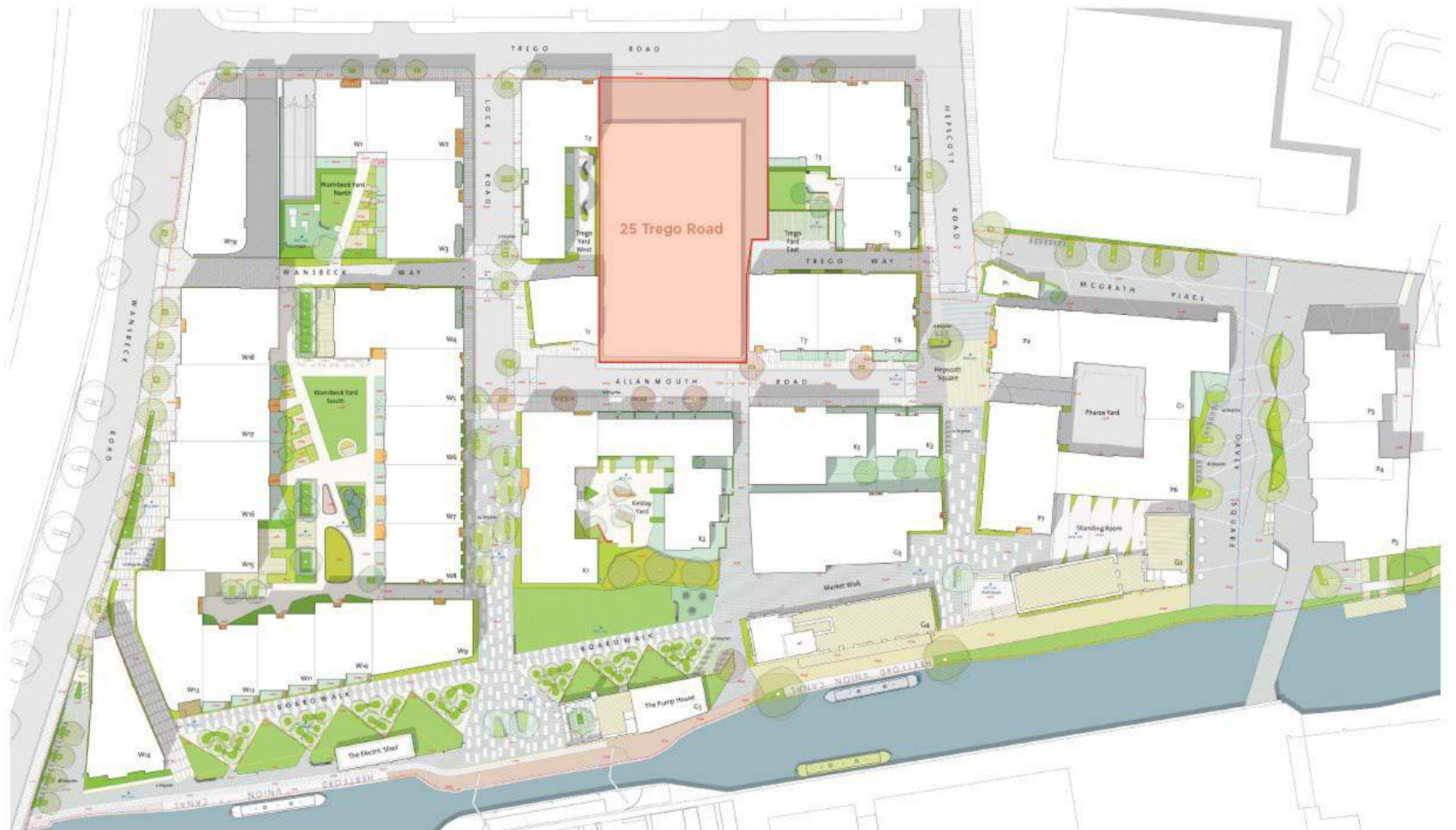
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Wickside Masterplan





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