



NORTHSIDE STUDIOS

16-20 ANDREWS ROAD, LONDON, E8 4QF

GLPG
SOLE AGENT

EXECUTIVE SUMMARY

- The sale of a **150-year leasehold interest in air space benefiting from detailed planning consent to create two additional floors comprising seven apartments**
- **Total proposed net internal area of approx. 5,727 sq. ft. / 533 sq. m. - [click here](#) to skip to the accommodation schedule**
- **The site extends to approx. 0.19 acres / 8,412 sq. ft. / 781 sq. m.**
- It is our understanding that there are **CIL liabilities of approx. £133,000** and that **there are Section 106 contributions of approx. £390,039** - we strongly encourage all interested parties to carry out their own due diligence to confirm this
- **Located just 0.3 miles from Cambridge Heath Station & 0.6 miles from London Fields Station with trains travelling into Oxford Circus in approx. 20 minutes**



CAMBRIDGE HEATH RAILWAY STATION

**NEW RESIDENTIAL
DEVELOPMENT
"WATERMARK"**

THE SITE



LOCATION

Located just 4 minutes on foot from Cambridge Heath Station, with trains travelling into Oxford Circus in under 20 minutes. The site is surrounded by an abundance of local amenities, including restaurants, shops, bars, supermarkets and renowned schools. Cambridge Heath is a trendy & affluent area, which has benefitted from significant investment over the past few years, transforming the area through a mix of commercial and residential regeneration projects.

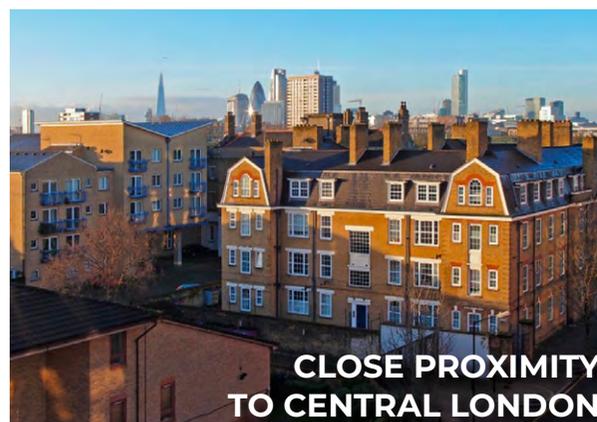
Situated in the heart of East London's creative growth spot, a walk away from Broadway Market, galleries, pop-up exhibitions and Regents Canal.



CAMBRIDGE HEATH STATION - 0.3 MILES



REGENTS CANAL (ADJACENT)



CLOSE PROXIMITY TO CENTRAL LONDON



LONDON FIELDS STATION - 0.6 MILES

KEY DISTANCES

- Cambridge Heath Station 0.3 miles
- London Fields Station 0.5 miles
- London Fields Primary School 0.2 miles
- Sebright School 0.2 miles
- Broadway Market 0.3 miles
- Sainsburys Local 0.2 miles
- We Work Business Centre 0.4 miles



NORTHSIDE STUDIOS WITH VIEWS OVER REGENTS CANAL

DESCRIPTION

The sale of a 150-year leasehold interest in air space benefitting from detailed planning consent to create two additional floors comprising seven apartments.

The scheme is broken down as a number of 1, 2 & 3 bedroom units (2 x 1-bed, 3 x 2-bed & 2 x 3-bed).

The proposed scheme includes a total residential net saleable area of approx. 5,727 sq. ft. / 532 sq. m.

All flats will have terraces and the proposed scheme is located within close proximity to many local amenities and transport facilities.

Offers are invited in excess of £2,000,000 for a 150-year leasehold interest in the air space, subject to contract.

Unit	Private Amenity	Floor	Beds	NIA Sq. Ft.	NIA Sq. M.
Residential					
1	Terrace	Fourth	1	689	64
2	2 X Terrace	Fourth	2	775	72
3	Terrace	Fourth	1	549	51
4	Terrace	Fourth	3	1,163	108
5	2 X Terrace	Fifth	2	829	77
6	2 X Terrace	Fifth	2	764	71
7	2 X Terrace	Fifth	3	958	89
Total				5,727	533

DATA ROOM

[Click Here](#) to visit the property webpage - please click the dataroom link to the right-hand side and enter access code: **NORTHSIDE2020** (upper case)

The data room contains the following set of documents:

1. Full set of approved plans & documents
2. Title Register & Plan
3. Decision Notice

Please note, the data room is being regularly updated.



OS MAP WITH OUTLINE

PROPOSAL

Offers Invited for a 150-year leasehold interest in the air space in excess of £2,000,000, subject to contract

VAT

It is our understanding that the property is not elected for VAT

OFFERS

To be sent via email to team@glpg.co.uk, detailing the following:

1. Purchaser details
2. Proposal including timescales
3. Exchange deposit
4. Method of funding & proof of funds
5. Level of due diligence undertaken to date
6. Solicitor details
7. Any associated conditions

DATA ROOM

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DEBT ADVISORY

GLPG's Debt Advisory Team advises clients seeking real estate finance for developments or acquisitions. The Team can support you in obtaining efficient finance which recognises the qualitative factors when fostering borrower to lender partnerships.



For more information, please contact Nick Swerner on 07966 487 790 / 0203 640 6420 / nick.swerner@glpg.co.uk.

CONTACT

For further information or to arrange an inspection, please get in touch with a member of our Investments Team:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

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