

To Let

**Northumberland
Wharf
Refuse Transfer
Station
Yabsley Street
London
E14 9RQ**



- River Thames wharf refuse transfer station
- Five year lease
- Planning permission and waste management licence for non hazardous waste
- Site area of 0.62 hectares (1.53 acres)
- Buildings comprising: refuse transfer station, offices, weighbridge and storage 1,154 sq. m (12,420 sq. ft)
- 60 metre wharf with a high tide depth of 5.61 metres

Location

The property is located on Yabsley Street. The site is bounded to the north east by a civic amenity site and to the east by the River Thames. To the south there is a residential development of circa 4-6 storeys. Directly to the west is Preston Road Public Car Park, beyond which lies Preston Road (A1206) running north to south.

Description

The waste transfer station comprises an industrial shed of 10 metre eaves with four unloading bays beneath which the waste is compacted into containers before being loaded by an overhead gantry crane onto barges. It also incorporates a two storey office block with: canteen, kitchen, WC, welfare room, stores, workshop, switchroom and control room.

There are two loading cranes. One with fixed rails for loading barges and a backup for loading containers onto HGV's in case of breakdown. There are in and out 40 tonne weighbridges together with an elevated office to monitor loads before they enter the transfer station.

The whole site benefits from reinforced concrete roads with kerbs, crash barriers and drainage to interceptors. High quality secure access gates and 8 ft. brick walling provide security to the northern boundary.

Plant on site includes: 1 x fixed gantry crane, 1 x standby mobile crane, 4 x compactors, 210 ISO shipping containers, 2 x 40 tonne in and out weighbridges.

Site area

The subject property has an approximate site area of 0.62 hectares (1.53 acres). Refer to site plan below:



Floor areas

The following gross internal floor areas have been calculated:

	Area	
	sq. m	sq. ft
Waste Transfer Station (WTS)	939	10,110
WTS Offices	192	2,068
WTS Weighbridge Office	23	242
	1,154	12,420

An underground concrete pit of 4,601 m³ houses four compactors. The wharf extends to 60 metres with a high water depth of 5.61 metres. The crane located on the wharf is capable of handling trade containers for any use onto the site.

Planning

The property benefits from planning permission as a compaction container handling transfer station (Ref. TH/84/2371984). Additional permissions relate to site infrastructure and extension of opening hours.

Further enquiries should be made to Tower Hamlets Council Planning Office on 020 7364 5009.

Environmental permit

The subject site benefits from a Waste Management Licence Ref WML/80133 for use as a waste transfer station. The site is permitted to compact waste into enclosed containers. Permitted maximum annual tonnage of 175,000 tonnes of inert / general non putrescible waste / scrap metal / difficult waste.

Tenure

The property is available by way of a five year lease, commencing on 9th April 2012 subject to annual increases to RPI.

Terms

Unconditional rental offers are invited in writing by 9th December 2011.

For further information or an appointment to view please contact:

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