

**Lot 9, Former Police Station, 160-174 Manchester Road, London Docklands, London,
E14 3BN**

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Substantial Freehold Former Police Station with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

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Property Information

Substantial Freehold Former Police Station with Redevelopment Potential (Subject to Consents)

- Substantial Former Police Station now with E-class planning use
- Total Gross Internal Area of 1,254.00 sq m (13,500 sq ft)
- Future change of use or Redevelopment potential (subject to consents)
- Entirely let on a 5 year lease until February 2030 (no breaks)
- Occupational Lease Outside the Security of Tenure Provisions of the Landlord and Tenant Act 1954
- Situated 1 mile south of Canary Wharf and the O2 Arena

Lot
9

Auction
18th September 2025

Rent
£204,000 per Annum Exclusive

Status
Available

Sector
Office, Development

Auction Venue
Live Streamed Auction

Location

Miles 1 mile south of Canary Wharf, 1 mile south of the O2 Arena
Roads A1206, A1261, A13
Rail Island Gardens DLR Statio (Zone 2), Mudchute DLR Station (Zone 2)
Air London City Airport, London Heathrow Airport

Situation

The property is located in London Docklands, some 1 mile south of Canary Wharf and the O2 Arena, in a predominantly residential area. The property is situated on the east side of Manchester Road (A1206), close to Island Gardens and Greenwich pedestrian Tunnel, that conveniently links London Docklands to Greenwich.

Tenure

Freehold.

Description

The property comprises a substantial three storey former police station which now has a planning use 'E-class', formerly 'B1 use' and the current tenant operating the property as a residential House in Multiple Occupation.(1) The property benefits from a site area of 0.18 Ha (0.45 Acres).

The property may suit future change of use subject to obtaining the necessary consents

VAT

VAT is applicable to this lot.

Note

The Special Conditions of Sale provide for the Buyer to pay to the Seller on completion, a contribution to the Seller's costs in addition to the purchase price.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First Second	E-Class. Currently being used as a House in Multiple Occupation (1)	418.00 418.00 418.00	(4,500) (4,500) (4,500)	DIAKO PROPERTY MANAGEMENT LTD (CRN 13585012)	5 years from 03/02/2025	£204,000	03/02/2027 03/02/2029
Total Approximate Floor Area		1,254.00	(13,500)			£204,000	

(1) The tenant is operating the property as a House in Multiple Occupation (HMO) for which and Enforcement Notice has been serve by the London Borough of Tower Hamlets. See Legal Pack

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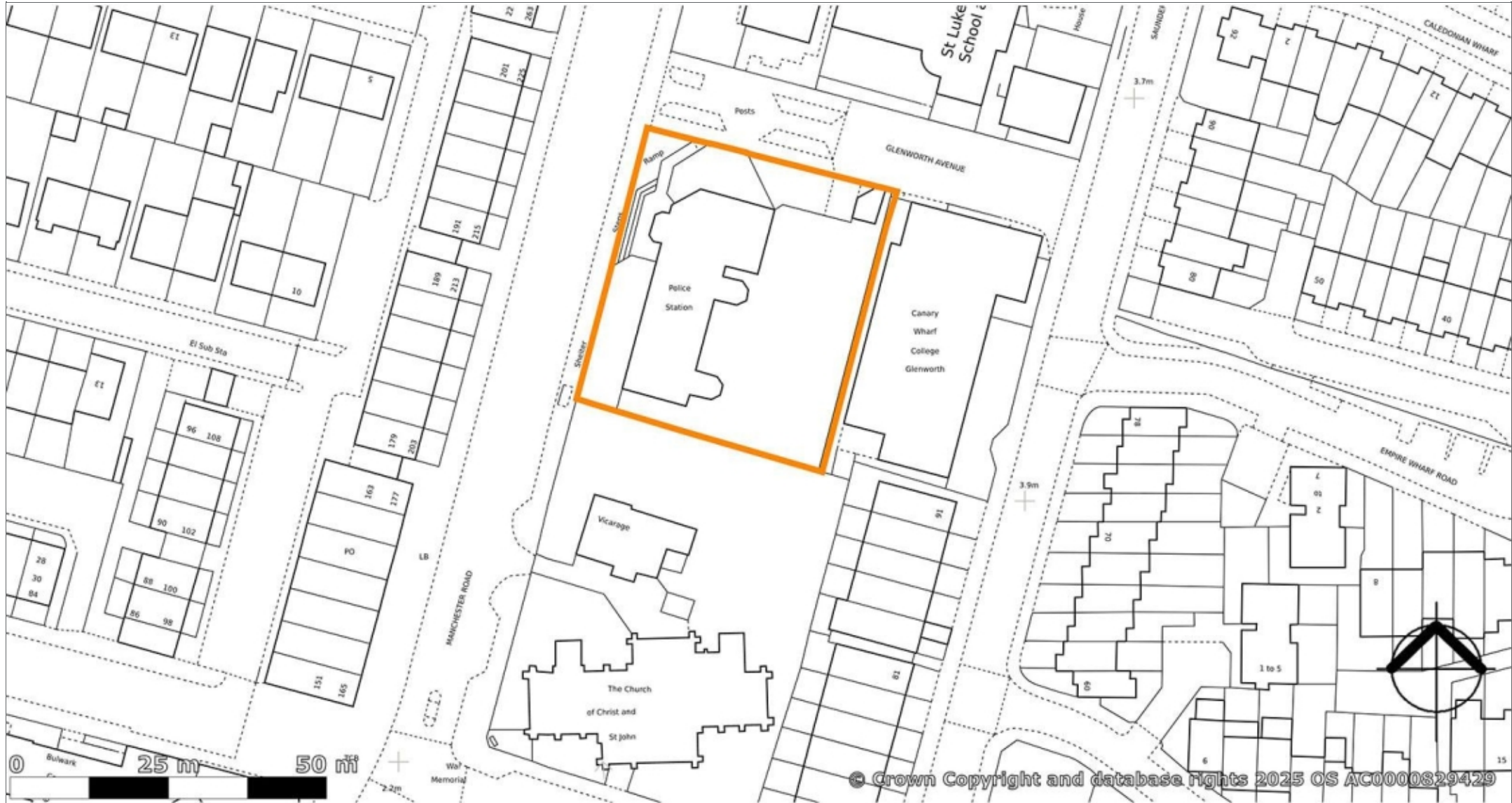


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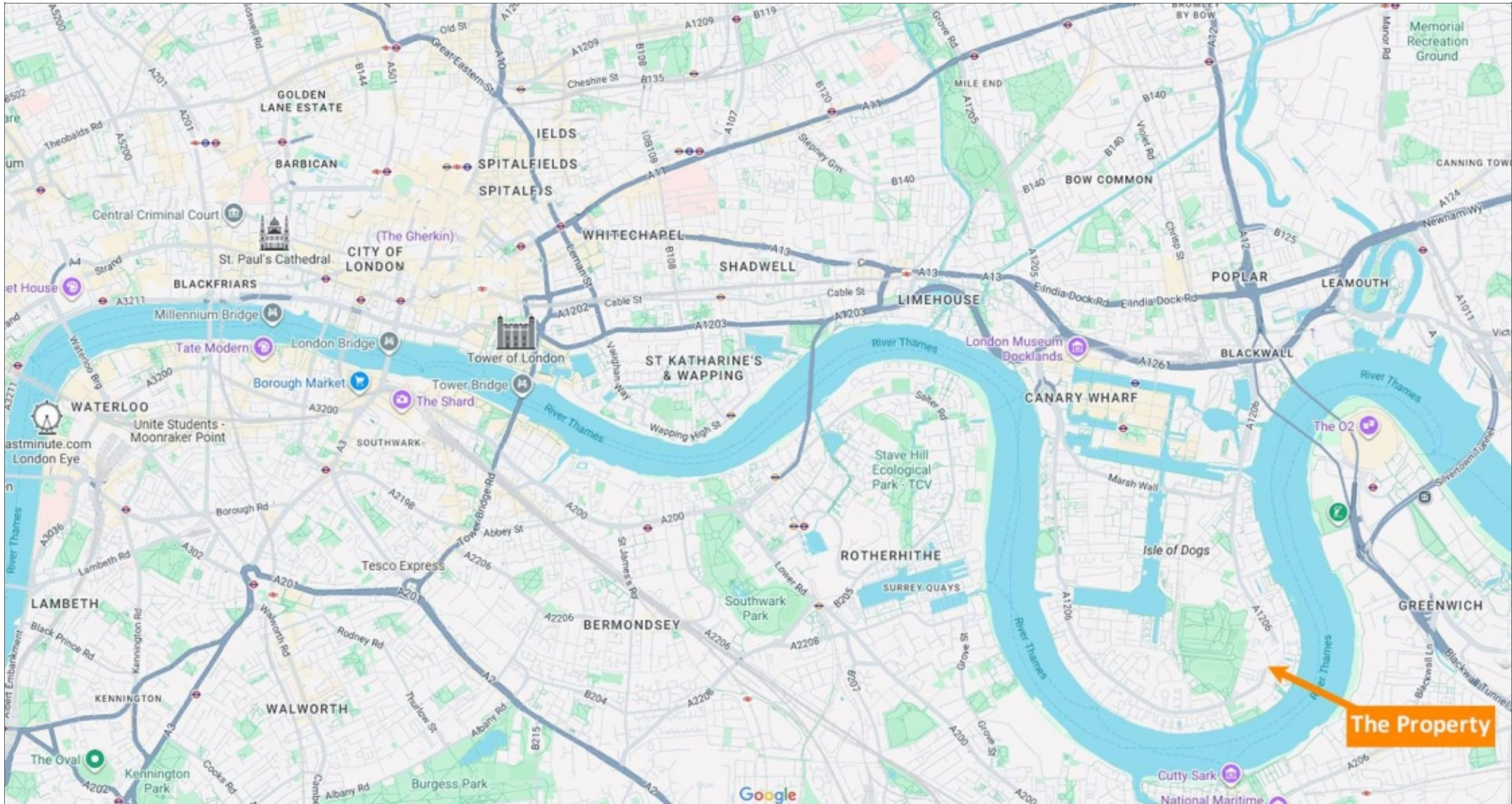


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