

## To Let Twelvetrees Crescent, Bromley-By-Bow, London E3 3TT 17,070 sq m (183,740 sq ft)



### Location

The property is located on Twelvetrees Crescent, Bromley-by-Bow in East London. Bromley-by-Bow is situated to the east of the City of London, approximately half a mile north east of Canary Wharf and only one mile south of the Olympic Zone in Stratford.

The property affords easy access to the A12 dual carriageway which links the M11 motorway to the north and the A13 to the south. The Blackwell Tunnel is approximately 0.5 miles to the south whilst Junction 30 of the M25 is 12.5 miles to the east.

### Tenure

The property is available by way of an assignment or subletting of our clients lease expiring March 2022.

Rent on application.

### Accommodation

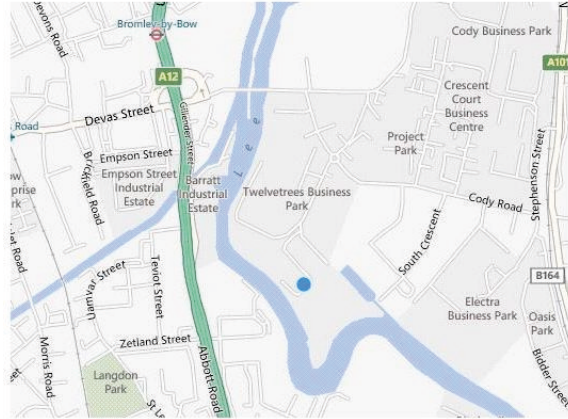
The property comprises a modern warehouse unit of steel portal framed construction with ancillary office accommodation at ground and first floor level.

Floors	Sq M	Sq Ft
Warehouse	15,363	165,366
Offices	1,707	18,374
<b>TOTAL</b>	<b>17,070</b>	<b>183,740</b>

### Amenities

- 12m eaves height;
- 16 dock level and 3 level access loading doors;
- High spec office accommodation;
- Generous HGV and car parking allocation on self contained site;
- Potential to expand by 25% to approx. 230,000 sq ft

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## Planning

Suitable for B1(c) / B2 and B8 uses. Alternative uses considered, subject to planning.

## EPC

The EPC is currently being prepared.

## Legal costs

Each party to bear their own legal costs.

## Subject to Contract

March 2012

## Services

None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations.

## Viewing

For further information or to arrange a viewing please contact:

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