



TWELVETREES  
BUSINESS PARK  
LONDON E3 3JQ

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UNIT 4 TO LET 4,924 SQ FT (457.54 SQ M)

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# ^ CENTRAL EAST LONDON LOCATION



CITY CLUSTER

CANARY WHARF

A12

Sainsbury's

amazon.co.uk

A12

BROMLEY-BY-BOW

RIVER LEA



TWELVETREES CRESCENT







## ^ DESCRIPTION

The property comprises an end of terrace, modern, 2-storey hi-tech unit of steel frame construction comprising ground floor warehouse/workshop space in addition to first floor office accommodation. The unit has undergone a full programme of refurbishment works.

The unit benefits from allocated parking and loading area with roller shutter access to the ground floor warehouse, EV charging point, LED Lighting and air-conditioning.

## ^ ACCOMMODATION

Floor	sq ft	sq m
First	2,462	228.77
Ground	2,462	228.77
<b>Total</b>	<b>4,924</b>	<b>457.54</b>

The above measurements are approximate and have been taken on a gross internal basis.

## ^ SPECIFICATION

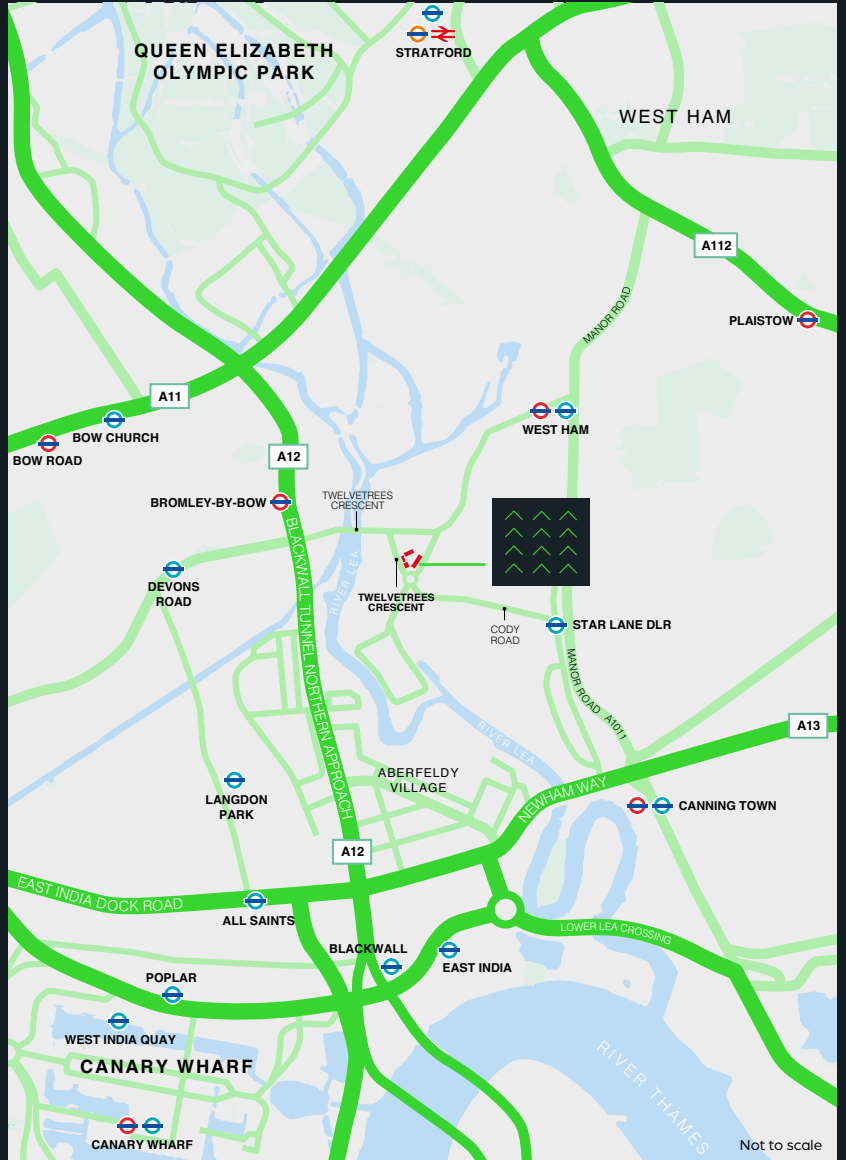
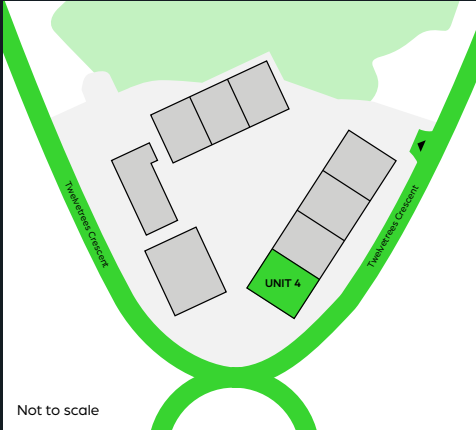
- 4.09m minimum height at ground floor with 4.46m maximum height to underside of first floor slab
- Roller shutter access to ground floor
- Part of a secure gated estate
- Fully refurbished
- Full first floor offices
- All mains services
- PV solar panels





## LOCATION

The property is situated on Twelvetimes Business Park which forms part of the Prologis Park Estate in close proximity to Bromley by Bow Underground station and Star Lane DLR. The property is therefore within easy reach of the A12, A13, A406 North Circular, the City and Docklands.



## VIDEO LINK

## TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

## EPC

Rating C-68.

## TERMS

Upon application.

## CONTACT

Strictly by appointment via sole agents:

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