

DEVONS POINT

Unit 7 • St Andrews Way • Bromley-by-Bow
London E3 3PA

FULLY REFURBISHED, DETACHED WAREHOUSE
WITH SECURE YARD AND PARKING

33,746 SQ.FT.



TO LET

[▶ Video Tour](#)



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DESCRIPTION

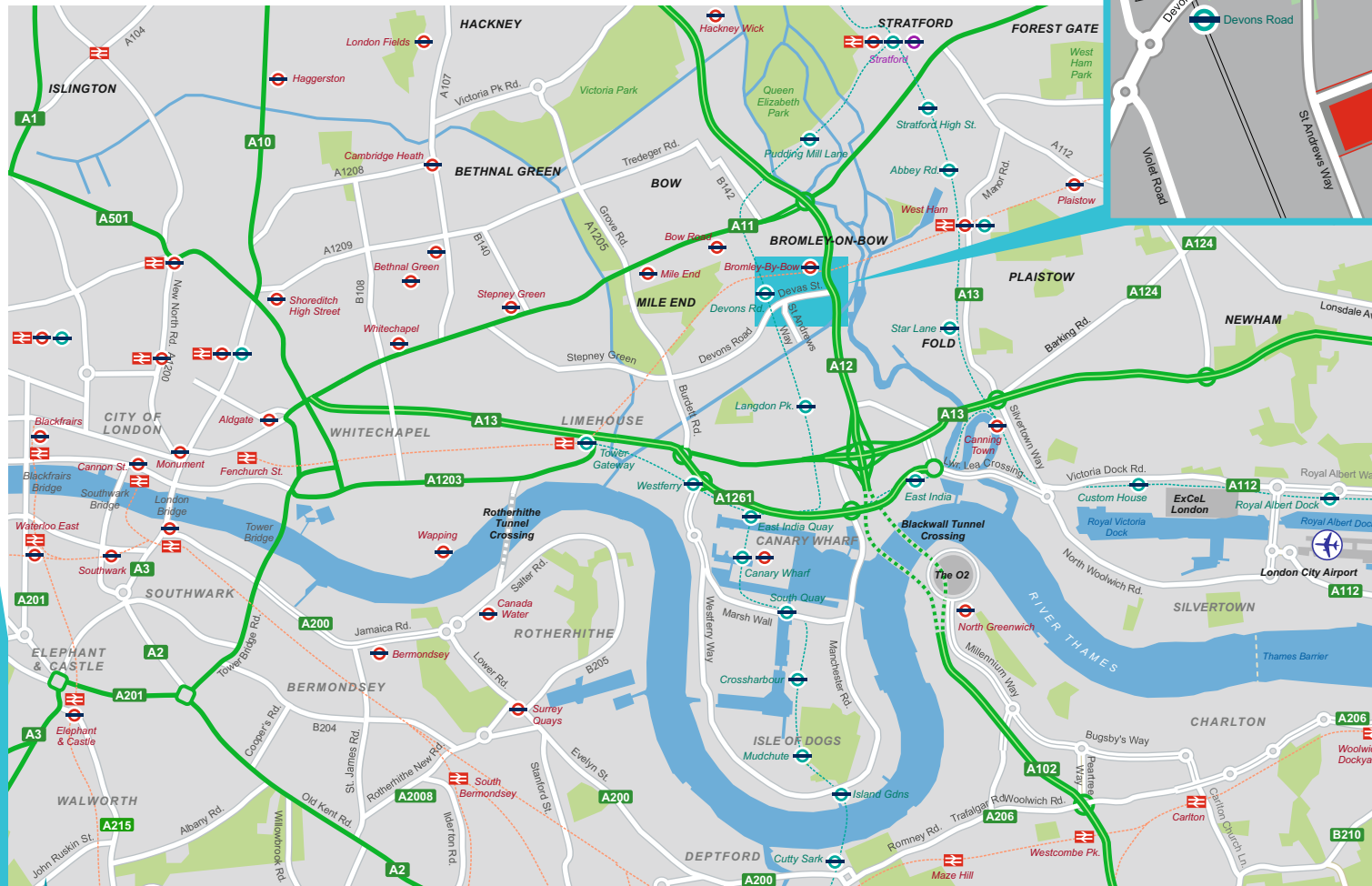
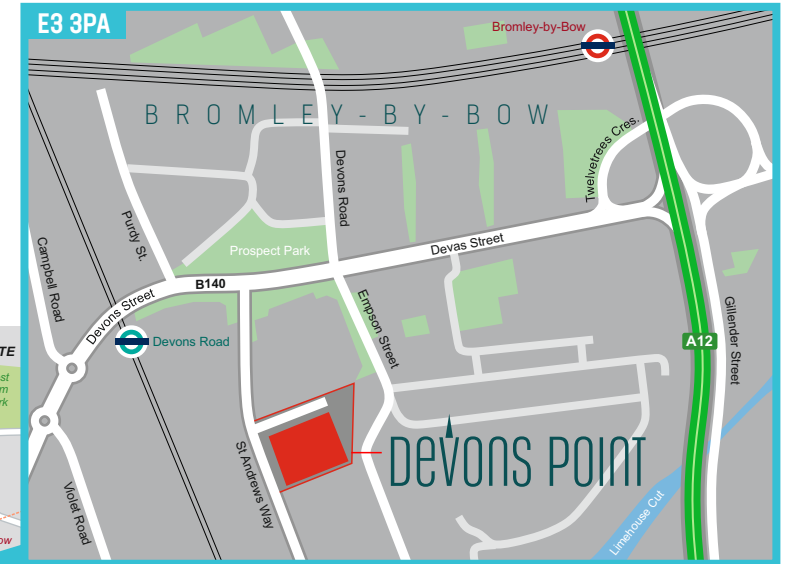
A refurbished modern detached industrial unit with integral office accommodation incorporating a striking glazed frontage. The unit benefits from a secure, self-contained yard to the rear with 4 level access loading doors and additional substantial parking area offering 28 spaces.

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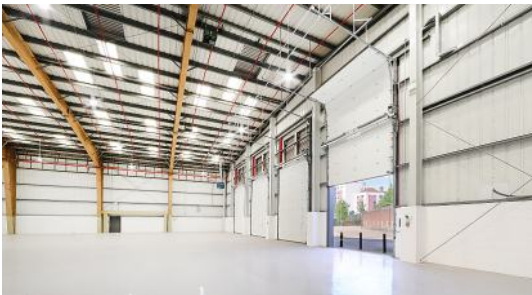
LOCATION

St Andrews Way is a well-established industrial location, situated off of Devas Street (B140), which provides direct access to the A12, a short distance to the east. Devons Road (DLR) and Bromley-by-Bow (District/Hammersmith & City) stations are within walking distance of the property.



DISTANCES FROM THE BUILDING

| | |
|---------------------|------------|
| Devons Road DLR | 0.2 miles |
| A12 | 0.3 miles |
| Bromley-by-Bow Tube | 0.4 miles |
| A11 | 0.7 miles |
| A13 | 1.3 miles |
| Blackwall Tunnel | 1.7 miles |
| London City Airport | 4.2 miles |
| City of London | 3.3 miles |
| M25 J3 / M20 J1 | 15.1 miles |







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ACCOMMODATION

| | | |
|---------------------------------|---------------------|-------------------|
| Ground Floor Warehouse | 21,885 sq ft | 2,033 sq m |
| Ground Floor Office & Reception | 3,865 sq ft | 359 sq m |
| First Floor Office | 3,998 sq ft | 371 sq m |
| Second Floor Office | 3,998 sq ft | 371 sq m |
| TOTAL | 33,746 sq ft | 3,134 sq m |

BUILDING AMENITIES

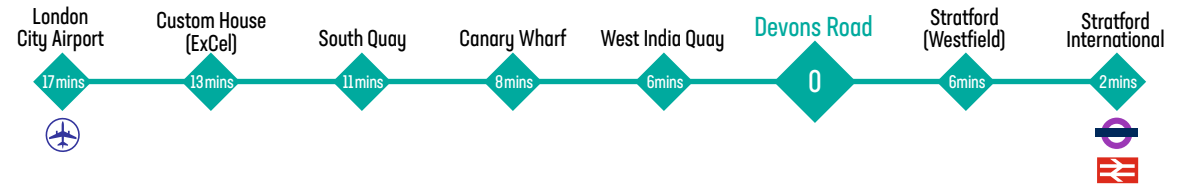
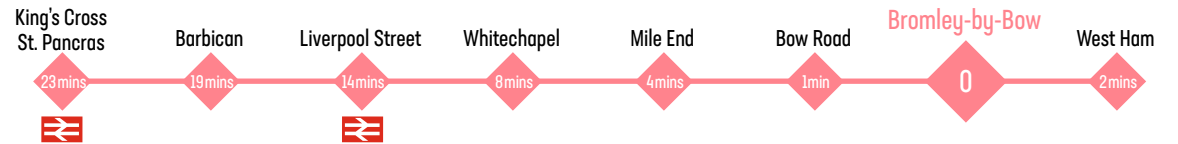
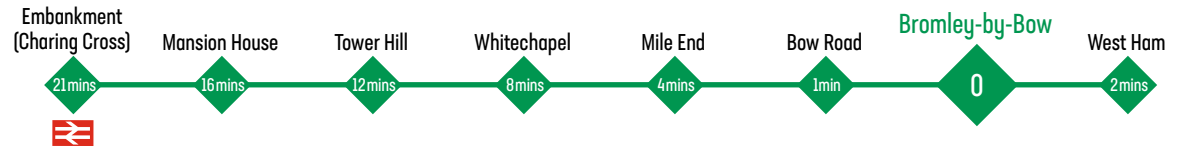
-  Internal height 8.2 metres
-  Parking for 28 vehicles
-  3 phase power supply
-  Secure, fenced & gated yard
-  LED warehouse lighting
-  4 level loading doors

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CONNECTIONS

Access to the Docklands Light Railway is available at Devons Road Station, plus the Hammersmith & City and District Lines are at Bromley-by-Bow Underground Station, all within walking distance from the property.



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EPC

The building has an EPC rating of B-30.

TERMS

The property is available on a new FRI lease for a term to be agreed.

RENT

Quoting rent upon application.

VIEWING & FURTHER DETAIL

For further information, please contact the joint sole letting agents.

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July 23

