



**NEWLY REFURBISHED**

# UNIT 9

Thomas Road Industrial Estate, Poplar, London, E14 7BN

**TO LET**  
5,814 sq ft / 540 sq m

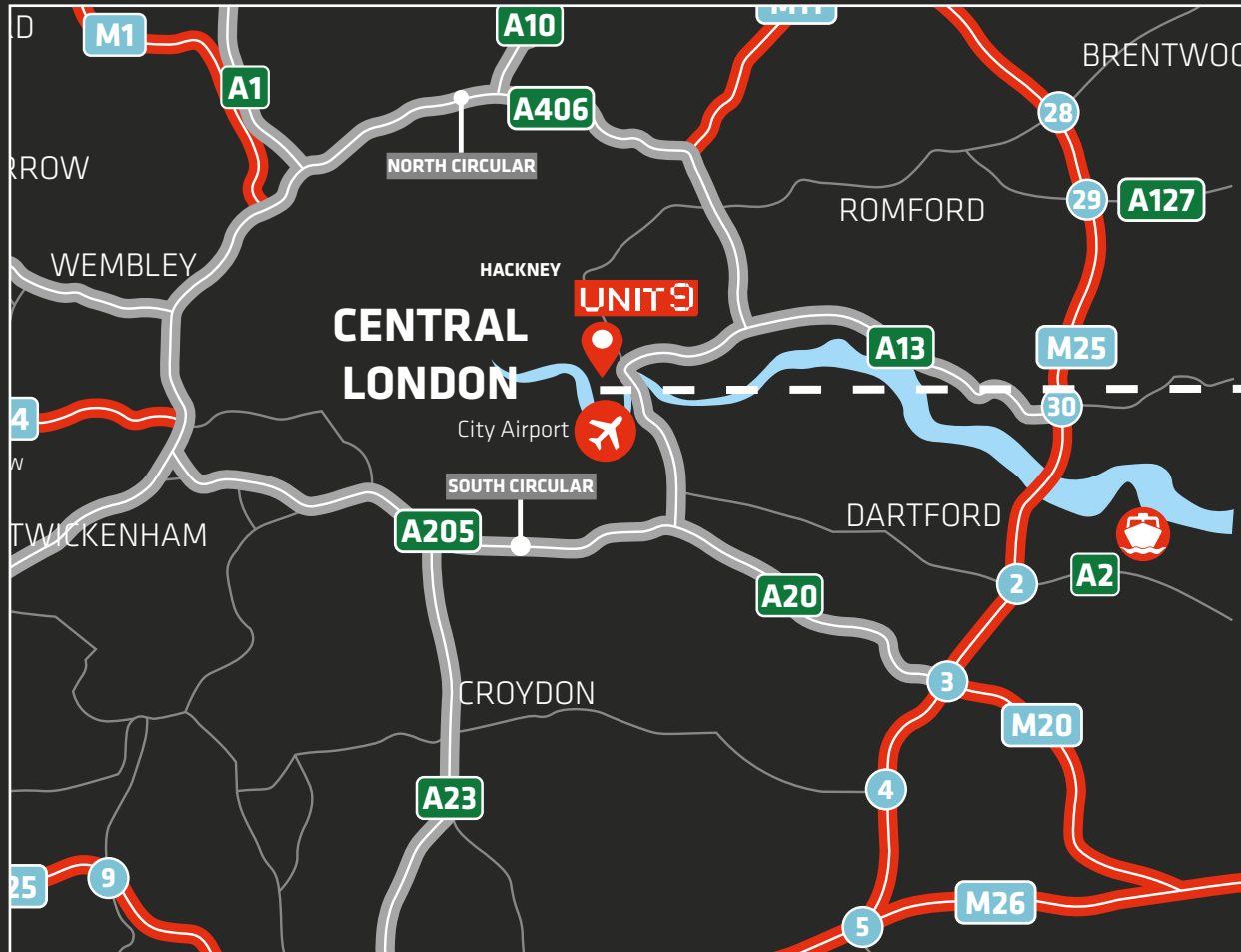
**logix**  
PROPERTY

**STRETTONS**  
EST 1931

# LOCATION

Thomas Road is situated between Burdett Road, Bow Common Lane and A12 Blackwall Tunnel Northern Approach. The A12 connects with the A102 Blackwall Tunnel to Greenwich and south London, and the A13 East India Dock Road to the Isle of Dogs and the A406 North Circular Road and M25 to the east. The A12 also links with the M11 to the north east.

The estate benefits from easy access to **Stratford (2.5 miles)**, the **City (2.5 miles)** and **Isle of Dogs (1 mile)**. **Public Transport** to the estate via **Docklands Light Railway, Central Line, District Line** and **Hammersmith & City Lines**. The nearby National Rail stations are Devons Road (**0.6 miles**) and Limehouse Station (**0.9 miles**).



## AIRPORTS

London City Airport: **4.4 miles**  
Gatwick Airport: **47 miles**  
Heathrow Airport: **60 miles**

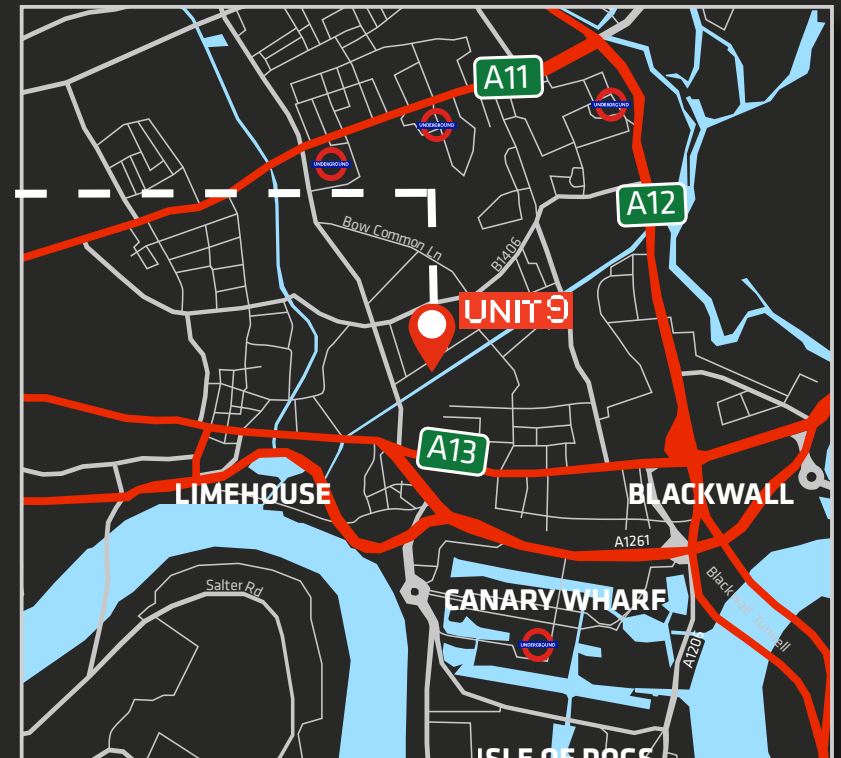


## RAIL CONNECTIONS

Devons Road: **0.6 miles**  
Mile End Tube Station: **0.9 miles**

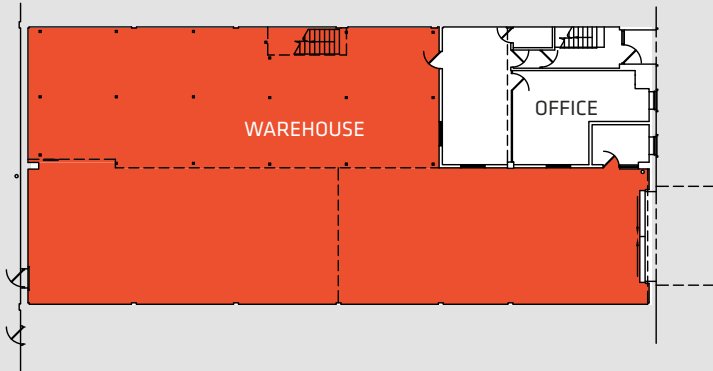


	DISTANCE
Stratford	<b>2.5 miles</b>
Central London	<b>2.5 miles</b>
Isle of Dogs	<b>1 mile</b>

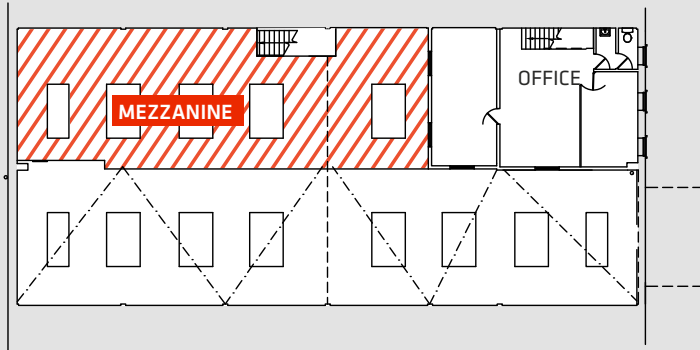


# UNIT 9

## GROUND FLOOR PLAN



## MEZZANINE PLAN (DEMOUNTABLE)



## ACCOMMODATION











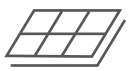

**WAREHOUSE** 3,936 sq ft / 366 sq m  
**GROUND FLOOR** 824 sq ft / 77 sq m  
**FIRST FLOOR** 831 sq ft / 77 sq m

**TOTAL** 5,591 sq ft / 519 sq m  
**MEZZANINE** 1,579 sq ft / 147 sq m

# DESCRIPTION

**Unit 9** has been comprehensively refurbished. The estate comprises 15 modern single-storey industrial/warehouse units of brick elevation and profile-clad roofs benefiting from first floor offices, each with level-loading and parking. The estate is home to established trade counter occupiers such as Wolseley and Plumbase.

## SPECIFICATIONS

<b>REFURBISHED UNIT</b> 	<b>MEZZANINE (DEMOUNTABLE)</b> 	<b>LOADING AND PARKING FACILITIES</b> 	<b>APPROX EAVES HEIGHT OF 5.5M</b> 
<b>ELECTRIC SHUTTER DOOR</b> 	<b>3 PHASE ELECTRICITY</b> 	<b>GROUND AND FIRST-FLOOR OFFICES</b> <b>1st</b> 	<b>COVERED LOADING/CANOPY</b> 
<b>LED LIGHTING</b> 	<b>VRF HEATING &amp; COOLING</b> 	<b>SOLAR PVS</b> 	<b>EPC RATING A+</b> 





# UNIT 9

## FURTHER INFORMATION

**logix**  
PROPERTY

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**Neal Matthews**

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**Tenure** - Available on new lease terms

**Rateable Value** - £75,500

**VAT** - Applicable

**Rent** - Upon Request

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