



Infinity

South Crescent, Cody Road Business Park Canning Town, London E16 4TL



Newly Refurbished Prime Central London Industrial Asset Offered with Vacant Possession

Available For Sale or To Let 22,100 sq ft - 44,349 sq ft

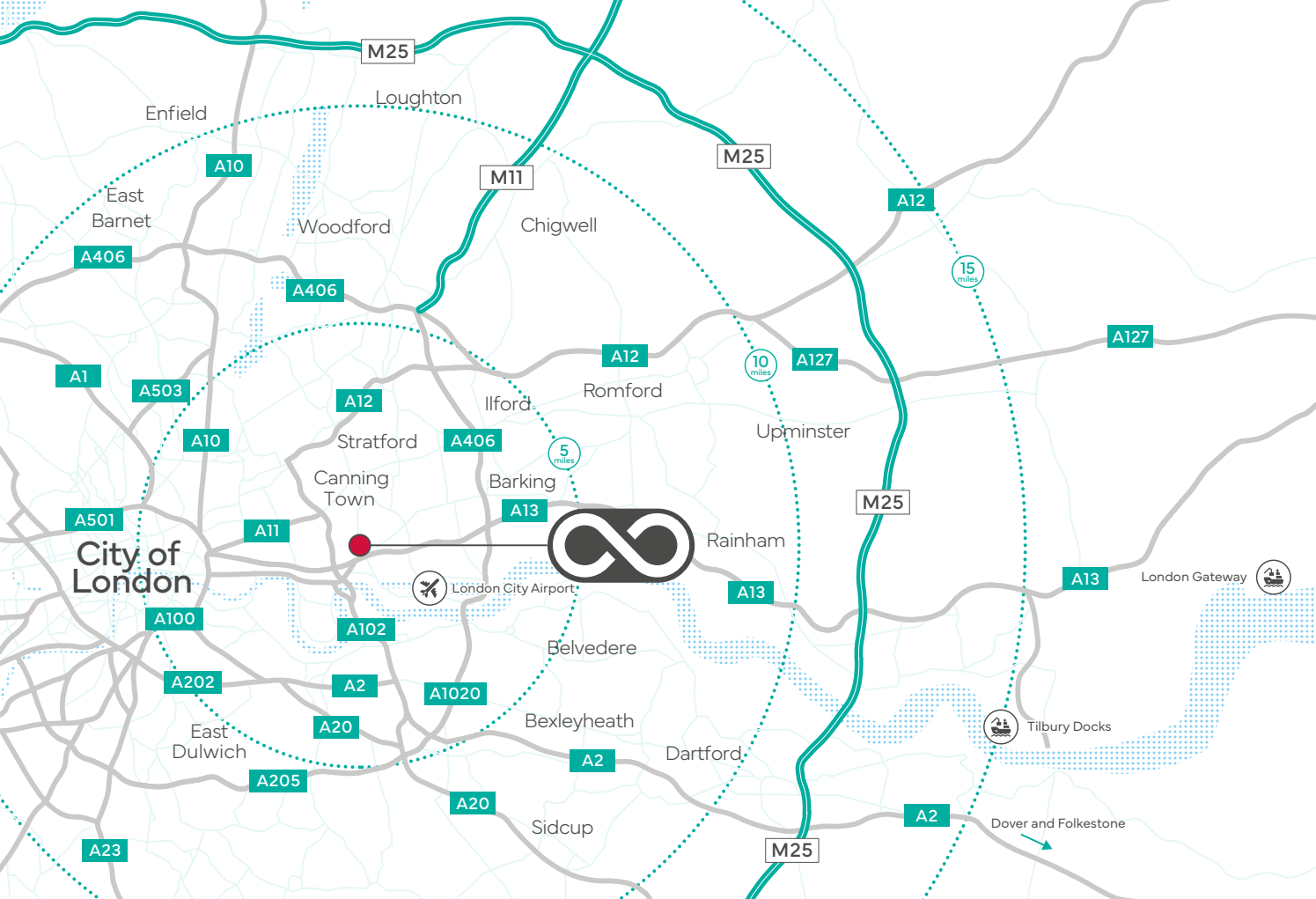


Asset Considerations

- **Extremely rare** opportunity to **acquire or let** a vacant **absolute prime** logistics property in **Central London**;
- Unrivalled location, situated in the heart of **East London** with Canning Town considered a key '**last mile logistics**' location owing to its proximity to Central London;
- Situated on Cody Road Business Park offering **excellent access to the A13** for Docklands, the City and Central London. The A13 also links to the A12/A102 (Blackwall Tunnel Northern Approach), the North Circular Road (A406) and M25 for access to the national motorway network;
- Occupiers in the immediate vicinity include **Amazon, Crown Records, DPD, Iron Mountain, Sainsburys** and **Selco**.
- The property comprises a **fully refurbished**, detached, modern logistics unit totalling approximately **44,349 sq ft** and benefitting from an **extensive self-contained yard**;
- **Fully secure site** of approximately **2.17 acres** which benefits from two separate entrances;
- Potential to unlock Data Centre value, given the **strategic location within one of London's most connected Availability Zones**;
- Strong ESG credentials, benefitting from an **EPC rating A**;
- The property is held **Long Leasehold** from Newham Council for a further 164 years at a peppercorn.

The property is offered with vacant possession for Sale or to Rent
To lease – The unit is available as a split from 22,100 sq ft - 44,349 sq ft





Location

Unit 8 Cody Road is strategically located in the heart of East London's Canning Town, 4.5 miles east of The City of London, 1.8 miles North of Canary Wharf, 2.2 miles South of Stratford and 3.2 miles west of City of London Airport.

Canning Town's unrivalled East London location ensures it is considered a key 'last mile logistics location'. This status is further cemented by its road connectivity being bordered by the A12 and A13 roads, connecting it directly to central London and being within walking distance of three Zone 2/3 London Underground stations.

Connectivity



Road

Cody road benefits from excellent road access to the A13 (0.5 miles), Canary Wharf (1.8 miles), The City (4.5 miles), A12/A201 (Blackwall Tunnel Northern Approach) (1.4 miles), the North Circular Road (A406) (3.5 miles) and the M25 (13.1 miles).



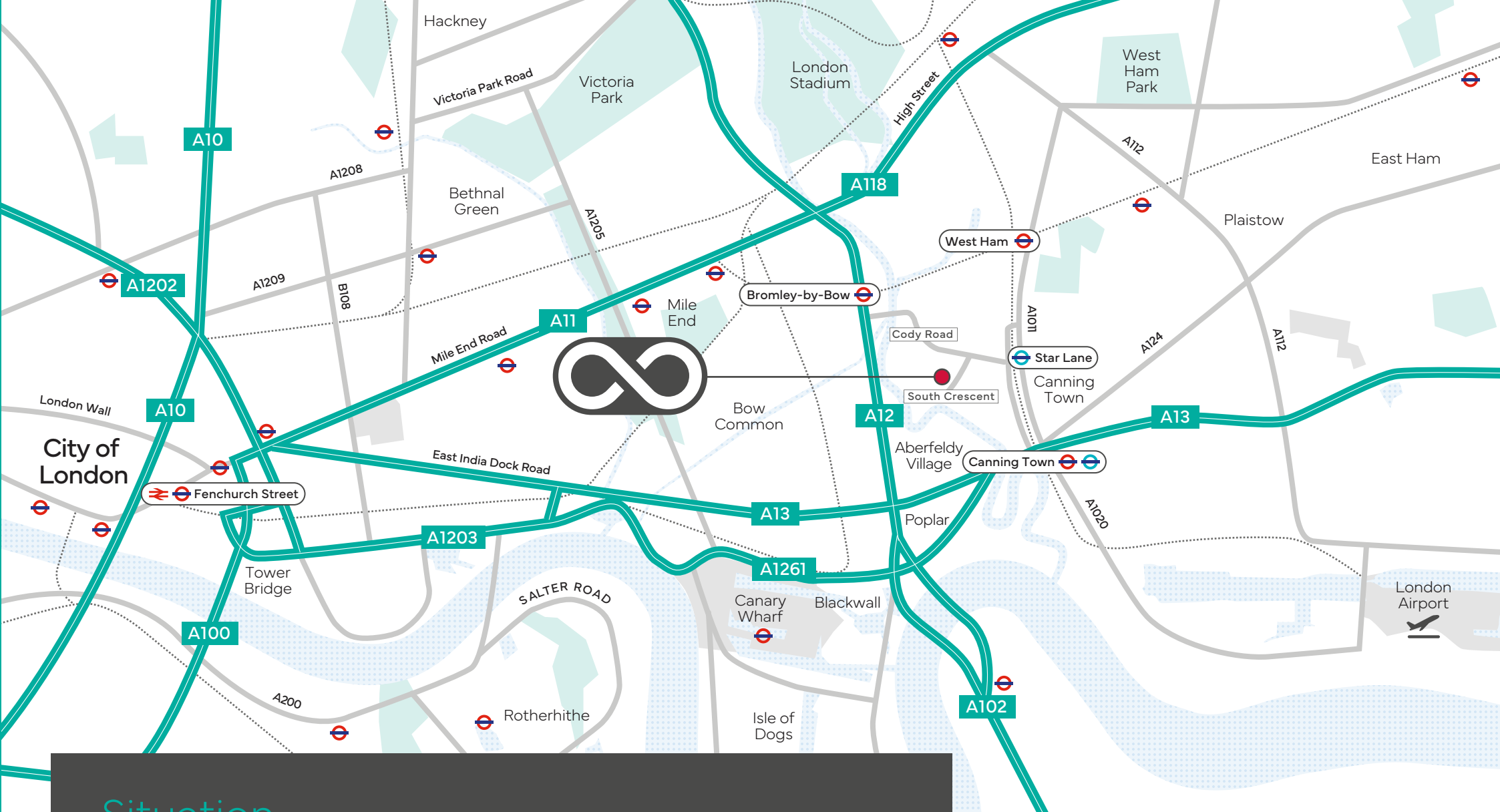
Public Transport

Canning town benefits from excellent public transport connections with three zone 2/3 London Underground stations being located within walking distance (Star Lane DLR station, Canning Town and West Ham).



Air / Port Freight

London City Airport is located 3.2 miles from the unit and London Gateway and Tilbury Ports are also nearby, providing access to the city's extensive air/shipping network.



Situation

The property is situated on South Crescent, just off Cody Road on the well-established Cody Road Business Park, East London's premier industrial/logistics park.

Occupiers in the immediate vicinity include Amazon, Cemex, Crown Records, DPD, Iron Mountain, Sainsbury's and Selco.

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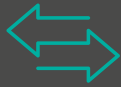
Description

Flexible, secure and fully refurbished with **strong ESG credentials**. Units available from approximately 22,100 – 44,349 sq ft.

The property has been extensively refurbished and benefits from;



Fully secure yard;



Dual access, with electric gated access to the front and rear;



25m minimum yard depth;



4 level access loading doors (6.22m width and 5.2m height);



6.1 metre clear eaves height raising to 7.2m;



Goods lift to further first floor storage;



Ground and first floor air conditioned offices, WC's and staff amenity areas;



209 kVA Power.

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The property has been re-furbished with sustainability in mind and allows flexibility for future ESG improvements. The unit benefits from;



Roof mounted photovoltaics;



EPC Rating of A;



8 on-site electric car charging points;



Walkable distance from 3 London Overground / DLR and Mainline train services;



Cycle Shelters;



Low energy, intelligent LED lighting;



Ample planted outdoor areas.

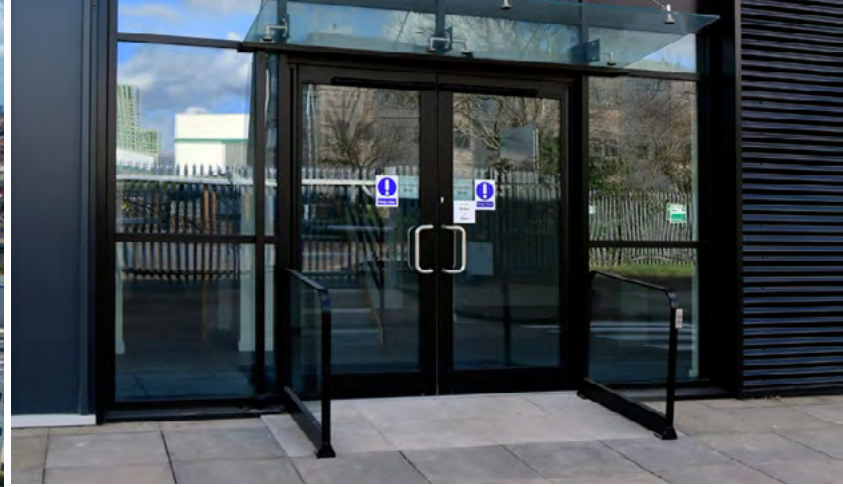
Areas

	(GIA) sq ft	(GIA) sq m
Warehouse	33,689	3,130
Ground Floor Office	5,330	495
First Floor Office	5,330	495
Total (GIA)	44,349	4,120

Potential Split

	(GIA) sq ft	(GIA) sq m
Unit 1	22,100	2,062
Unit 2	22,100	2,062

Approximate Areas.



Site Layout


The property currently comprises a 44,349 sq ft self-contained warehouse.


The Landlord has the ability to split the unit into two 22,100 sq ft units.

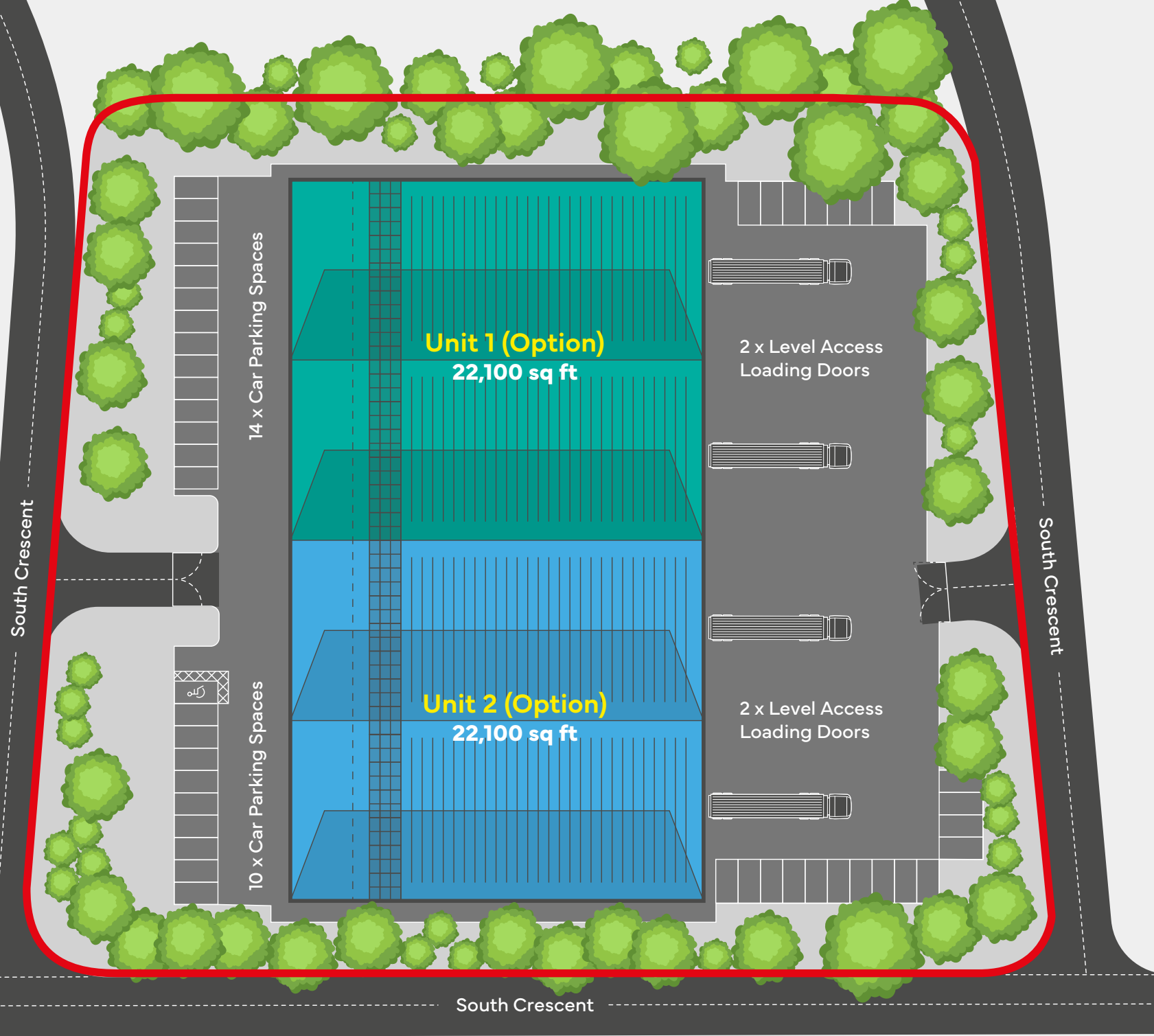


Key

 Current Demise

 Loading Doors

 Solar Panels



*site boundary for indicative purposes.



Data Centres

Potential to Unlock Data Centre Value

The site sits within one of London's most connected Availability Zones. Less than 2.5km from the London Internet Exchange hosted at Equinix LD8, the area and site benefits from access to all leading telecommunication providers, offering unparalleled fibre connectivity.

Whilst there is no available power in the UK grid network, Knight Frank is working on a 60MW novation agreement to unlock the site's potential for data centre use.

Alternatively, the site could be unlocked by operators with existing power reservations in the area.

With B8 zoning in place, the site will be viewed favourably for data centre use from the local planning authority.

More information is available upon request.

VAT

We understand the property have been elected for VAT and anticipate a sale will be undertaken as a transfer of a going concern (TOGC).

Data Room

Access to the data room is available upon request.

Tenure

The property is held Long Leasehold from Newham Council for a further 164 years at a peppercorn.

Proposal (For Sale or To Let)

The property is available for sale or to rent with vacant possession.

Quoting terms available upon application.



Further Enquiries

For further information or to arrange an inspection please contact the following:

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