

VALOR PARK

EAST CIRCULAR



PRIME GREATER LONDON URBAN LOGISTICS OPPORTUNITY
NEW & FULLY REFURBISHED INDUSTRIAL / WAREHOUSE UNITS
AVAILABLE FOR OCCUPATION FROM Q4 2023
10,678 SQ FT (992 SQ M) - 64,270 SQ FT (5,971 SQ M) TO LET

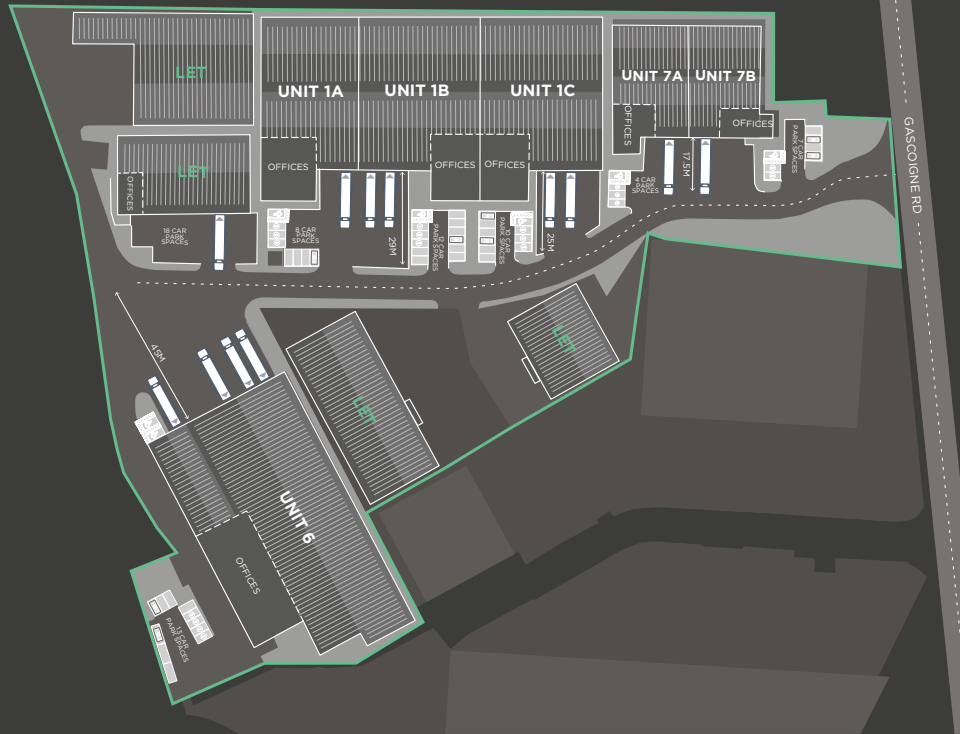
LOCAL OCCUPIERS:



halfords



Wickes



10,678 SQ FT - 64,270 SQ FT URBAN INDUSTRIAL / WAREHOUSE UNITS

ACCOMMODATION (GEA)

UNIT 1A	SQ FT	SQ M	UNIT 6	SQ FT	SQ M
Warehouse	15,801	1,468	Warehouse	37,673	3,500
Office Core	441	41	Office Core	635	59
FF Office	3,229	300	FF Office	6,738	626
Total GEA	19,471	1,809	Total GEA	45,046	4,185
UNIT 1B	SQ FT	SQ M	UNIT 7A - NEW	SQ FT	SQ M
Warehouse	18,944	1,760	Warehouse	8,277	769
Office Core	452	42	Office Core	516	48
FF Office	3,067	285	FF Office	1,883	175
Total GEA	22,464	2,087	Total GEA	10,678	992
UNIT 1C	SQ FT	SQ M	UNIT 7B - NEW	SQ FT	SQ M
Warehouse	18,912	1,757	Warehouse	7,987	769
Office Core	454	42	Office Core	516	48
FF Office	2,970	276	FF Office	1,883	1,475
Total GEA	22,335	2,075	Total GEA	10,732	977



FIRST FLOOR OFFICES



PRIME LOCATION ON A13



SECURE SITE



UP TO 45M YARD DEPTH



UP TO 20 CAR PARKING SPACES



6-8M EAVES HEIGHT



UP TO 3 LEVEL LOADING DOORS



LED WAREHOUSE LIGHTING



GATED ENTRANCE

UNRIVALLED CONNECTIVITY

CITY OF LONDON

A13

SHURGARD
SELF STORAGE

GASCOIGNE ROAD



DESCRIPTION

The estate consists of seven high specification self-contained warehouses comprising two brand new and five fully refurbished and remodelled to a Grade A standard. The specification includes steel portal frame construction modern high quality office accommodation level access loading beneath extensive loading canopies, generous yard and parking provisions, on a secure and well managed park.

**3,038,870
PEOPLE**

LIVE WITHIN A 15
MILE RADIUS

**1,349,692
PEOPLE**

LIVE WITHIN A 10
MILE RADIUS

**437,150
PEOPLE**

LIVE WITHIN A 5
MILE RADIUS

SOURCE: FREEMAPTOOLS.COM

EPC

Available upon request.

COSTS

Each party to bear their own legal costs in this transaction.

RENT

Upon Application.

TERMS

The unit is available by way of a new FR&I lease on terms to be agreed.

LOCATION

The property is situated just off the west side of Gascoigne Road which leads south to the A13 trunk road and the intersection with the A406 North Circular. The A13(T) provides excellent access to the A406 North Circular Road / M11 which in turn provides access to the M25 (Junction 30/31).

ROAD

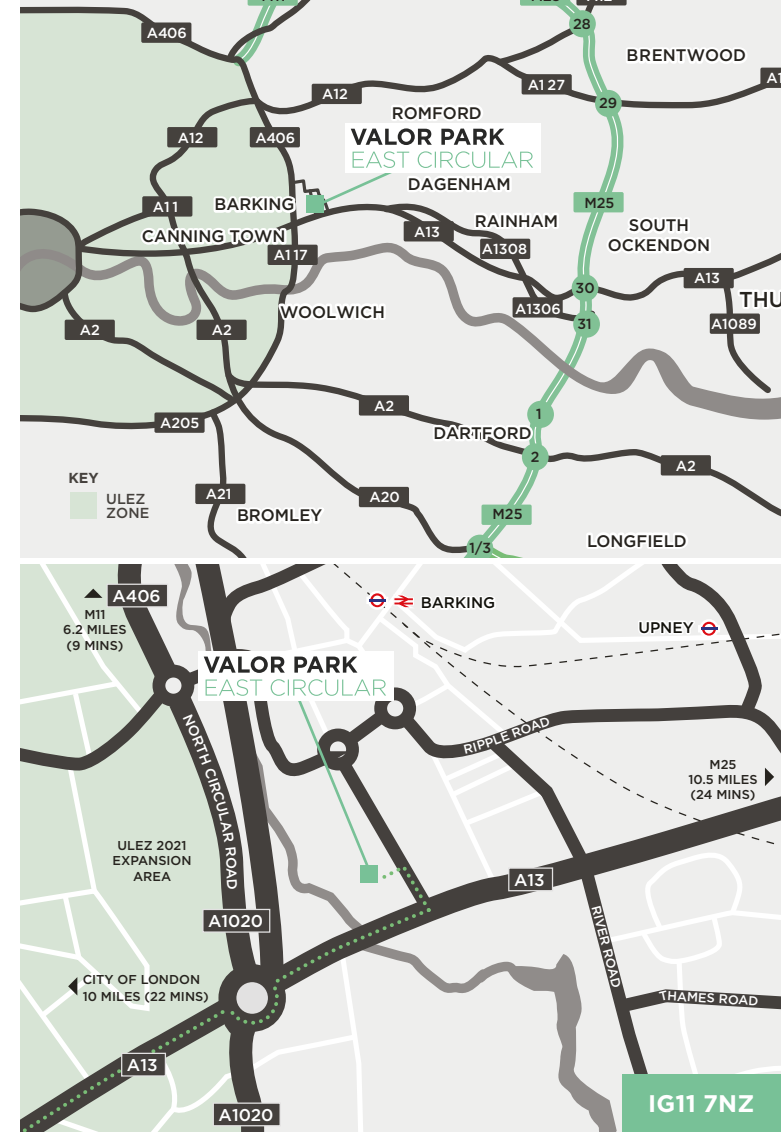
ROAD	MILES
A13	0.1
A1020	0.7
A12	4.0
M11 J4	5.6
M25 J30	9.2
CITY OF LONDON	10.3
WEST END	11.0

RAIL

RAIL	MILES
BARKING	1.6
STRATFORD	8.7
LDN LIVERPOOL ST.	9.5
EBBSFLEET	19.5

PORTS

PORTS	MILES	AIRPORTS	MILES
DP WORLD	19.0	LONDON CITY	4.7
DOVER	76.0	STANSTED	29.4
FELIXSTOWE	82.6	GATWICK	46.3



For further information or to arrange an inspection please contact joint agents:



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